



EDWARD KNIGHT
ESTATE AGENTS

3 CHAPEL LANE, RYTON ON DUNSMORE, COVENTRY, CV8 3EU

£325,000





PROPERTY SUMMARY

Set along a peaceful, private lane shared by just three homes in this highly sought-after village, Number Three Chapel Lane is a beautifully presented three-bedroom detached home. Originally built in 1790, the property has been thoughtfully extended and tastefully renovated throughout, preserving its original character while introducing high-quality modern finishes. The result is a perfectly balanced home that combines warmth, charm, and contemporary comfort.

An open porch welcomes you into the property, leading to a bright entrance hall that sets the tone for the inviting interiors beyond. The cosy lounge is flooded with natural light, offering the perfect place to relax, while wood-effect flooring continues seamlessly into the adjoining sitting room - a more formal space centred around a striking feature fireplace with a wood-burning stove, adding character and warmth.

The recently refitted kitchen is a true highlight, finished in light shaker-style cabinetry with quality integrated appliances including an oven, ceramic hob, microwave, and fridge. Inset spotlights complement the natural light from the adjoining conservatory, which is currently used as a dining area. This bright and airy space enjoys lovely garden views and opens directly to a private patio - ideal for entertaining or relaxed everyday dining.

A useful cellar provides additional storage and potential for flexible use, while a stylish, newly refitted bathroom completes the ground floor.



Upstairs, there are three well-proportioned bedrooms, each featuring built-in wardrobes to maximise storage. These light and comfortable rooms offer a peaceful retreat, perfectly suited to modern family living.

The fully enclosed rear garden has been landscaped for easy maintenance, featuring decked seating areas and an artificial lawn - a private outdoor haven ideal for dining, relaxing, or entertaining. The detached garage has been cleverly converted into a versatile home office, complete with insulation, bi-fold doors, and additional kitchen appliances, offering a perfect workspace or guest area. A dropped kerb at the front of the property also provides the option to create off-road parking if desired.

LOCATION

Beautifully positioned at the end of the lane, Ryton Village Meadow offers a stunning open green space - perfect for dog walkers, families, and anyone who enjoys peaceful countryside walks right on the doorstep.

Nestled between Coventry and Rugby, the charming village of Ryton-on-Dunsmore provides the perfect balance of rural tranquillity and modern convenience. Surrounded by open countryside and scenic footpaths, the village enjoys a true sense of community while remaining exceptionally well connected.

Everyday amenities are close at hand, including a local convenience store, post office, and traditional village pub, while Brandon Marsh



Nature Reserve and Ryton Pools Country Park are just moments away, offering even more opportunities to explore the outdoors.

For a wider choice of shops, restaurants, and leisure facilities, both Coventry city centre and Rugby town are within easy reach, while the nearby villages of Bubbenhall and Stretton-on-Dunsmore offer additional country pubs and dining options.

Commuters benefit from excellent transport links







via the A45, A46, and M6, providing quick access to Leamington Spa, Warwick, and the wider motorway network. Both Coventry and Rugby train stations offer direct services to Birmingham, London, and beyond, making Ryton-on-Dunsmore an ideal choice for those seeking a well-connected village lifestyle.

The area is also highly regarded for its local schools, friendly community spirit, and abundance of green spaces, making Ryton-on-Dunsmore a wonderful place to call home.



LIVING ROOM

12' 10" x 11' 10" (3.91m x 3.61m)

SITTING ROOM

13' 5" x 11' 3" (4.09m x 3.43m)

DINING ROOM

18' 1" x 13' 3" (5.51m x 4.04m)

KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m)

GROUND FLOOR BATHROOM

CELLAR

FIRST FLOOR

MASTER BEDROOM

12' 10" x 11' 9" (3.91m x 3.58m)

BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.59m)

BEDROOM THREE

13' 4" x 7' 9" (4.06m x 2.36m)

OUTSIDE

HOME OFFICE

UTILITY AREA




EDWARD KNIGHT
 ESTATE AGENTS

14 Regent Street, Rugby,
 Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
 01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.