



Connells

Chapel Lane
Ryton On Dunsmore Coventry

Chapel Lane Ryton On Dunsmore Coventry CV8 3EU

for sale
£625,000



Property Description

An exceptional brand-new four-bedroom family home by BM King Ltd, finished to a high specification and offering spacious, energy-efficient accommodation, a private garden, double garage and parking for four vehicles.

Situated on Chapel Lane, this impressive new-build home combines contemporary design with practical family living. The stylish shaker-style kitchen features quality cabinetry, veneer worktops and integrated appliances including an oven, microwave and hob, with a dishwasher available as an optional extra. The ground floor benefits from underfloor heating throughout, complemented by an energy-efficient heat pump system.

The accommodation comprises four well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room. A well-appointed family bathroom features a bath with overhead shower, wash basin and WC, while a convenient ground floor cloakroom adds further practicality. Both the family bathroom and en-suite are fully tiled to a high standard.

Outside, the property enjoys a private rear garden, perfect for relaxing or entertaining. A double garage and driveway provide parking for up to four vehicles.

Combining high-quality finishes, modern energy-efficient technology and spacious accommodation throughout, this superb new-build home offers an excellent opportunity to purchase a stylish family home in a desirable village location.

Location

Situated on the desirable Chapel Lane in the sought-after village of Ryton-on-Dunsmore, this impressive new home enjoys the perfect balance of rural charm and everyday convenience. The village offers a range of local amenities including a convenience store, public houses, a village hall, recreational facilities and primary schooling, creating an ideal setting for families and professionals alike. Conveniently positioned between Coventry, Leamington Spa and Rugby, the property benefits from excellent road links via the A45, A46, M40 and M69, making commuting throughout Warwickshire and the wider Midlands particularly straightforward. Ryton-on-Dunsmore is also surrounded by attractive Warwickshire countryside, offering scenic walks and outdoor leisure opportunities, while nearby rail services from Coventry and Rugby provide direct connections to London and other major cities. This attractive village location combines a peaceful semi-rural lifestyle with easy access to a wealth of shopping, dining, educational and transport facilities.

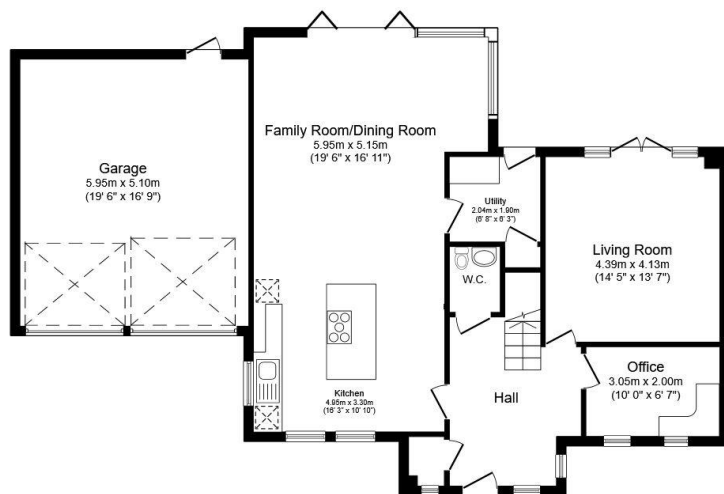
Disclaimer

The images in this advert are a representative of the expected finish of the development and finishes may differ subject to the developers discretion. We would advise you visit the property or discuss the plans and finishes with the sales agent prior to making any reservation on the property.

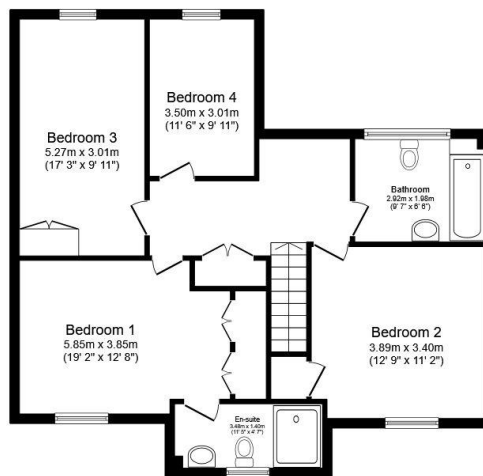
Buyer AML fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area: 194.9 sq.m. (2,097 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: Exempt
 Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315640



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315640 - 0003