



75 Sandford Way, Dunchurch, Rugby, Warwickshire, CV22 6NB

HOWKINS &
HARRISON



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Rugby, Warwickshire,
CV22 6NB

Offers in Excess of: £875,000

We are delighted to be able to offer this exquisite five bedroom detached family home, part of an exclusive development of just two properties, nestled in a highly sought-after location within Dunchurch, offering a remarkable opportunity for discerning buyers. With over 2,700 square feet of accommodation over three floors, the property boasts five spacious bedrooms and four well-appointed bathrooms, making it ideal for families or those seeking ample living space. Constructed and finished to an exceptionally high specification, this home allows for the flexibility to select various elements to suit your personal taste. You will have the opportunity to customise the kitchen specification to your requirements, ensuring that the property truly reflects your style and needs. The heart of the home features an impressive open plan kitchen and lifestyle room, perfectly designed for modern living. This wonderful social space will be the hub of the home, ideal for family gatherings or entertaining guests. The property further benefits from underfloor heating to the ground floor, landscaped gardens, garage, off-road parking with EV charging point and will be covered by a 10 year build warranty. With its exceptional finish and attention to detail, this property is set to be completed to an extraordinarily high standard throughout, promising comfort and luxury in every corner.



Features

- Finished to a high specification
- RFK designed kitchen
- Five bedrooms
- Four bathrooms, two of which are en-suites
- Porcelanosa tiling
- 10 year structural Buildzone warranty
- Oak veneer internal doors
- Triple glazing to windows and doors finished externally in black aluminium
- Multi zone smart underfloor heating system throughout the ground floor
- Radiators to the upper floors
- A rated Grant Air Source Heat pump
- Pressurised tank providing instant hot water
- LED lighting throughout
- Sliding patio doors and glass roof lantern
- Garage with remote control garage door
- Fully integrated alarm system
- EV car charging point – 22kW for fast charging



Kitchen Specification

Kitchen designed by RFK. There is an option to customise the specification to your requirements. Any increase in spec/costs to be quoted prior to order and any extra costs agreed with the client.

Bathrooms & En-Suites

Tiling by Porcelanosa, Sanitaryware by Gerberit. All bathrooms incorporate chrome taps and fittings, mirrors and vanity units with low level night lighting.

Floor finishes

Floors to the open plan kitchen and Lifestyle room, utility, halls, cloakroom and study finished with ceramic tiles..

Windows & Doors

All the windows and doors to the main house are triple glazed, externally finished in black aluminum. Internal window finish to be in lacquered timber.





Heating

Multi zone smart underfloor heating system throughout the ground floor with radiators to upper floors. Heating supplied by A rated Grant Air Source Heat pump. 250L pressurised hot water tank provides instant hot water.

Network

Cabling to the garage delivers internet access through the Cat 6 network. LED lights throughout. Integrated smoke detector system and carbon monoxide alarms in relevant areas. Remote control insulated garage door. Outside lighting includes downlighters and PIR activated front and rear flood lights. Fully integrated alarm system. 2.7Kw Solar Power Array on roof. Isolator fitted for the attachment of optional battery pack. Three Phase power supply from grid for 22kw night time fast car charging.









Location

The property benefits from being within close proximity of Dunchurch village centre and it's amenities including shops, post office, doctors' surgery, pubs, restaurants, a petrol station, and good bus routes. The village has a very active social scene, based around the village hall. Rugby is only three miles away and offers a wider range of retail and leisure facilities. Junior schooling is available at the well reputed Dunchurch Junior School, and the Montessori nursery school and independent prep school, Bilton Grange, are close by. Rugby and the surrounding area provides plenty of options for senior schooling, both state funded and private, including the world renowned Rugby School just a few minutes away. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes.

Agents Note

Please note that some of the photographic images in this brochure are for illustration purposes only and are indicative of the style and quality of finish to be expected. The lawned garden photos have currently been AI generated but the garden will be turfed.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

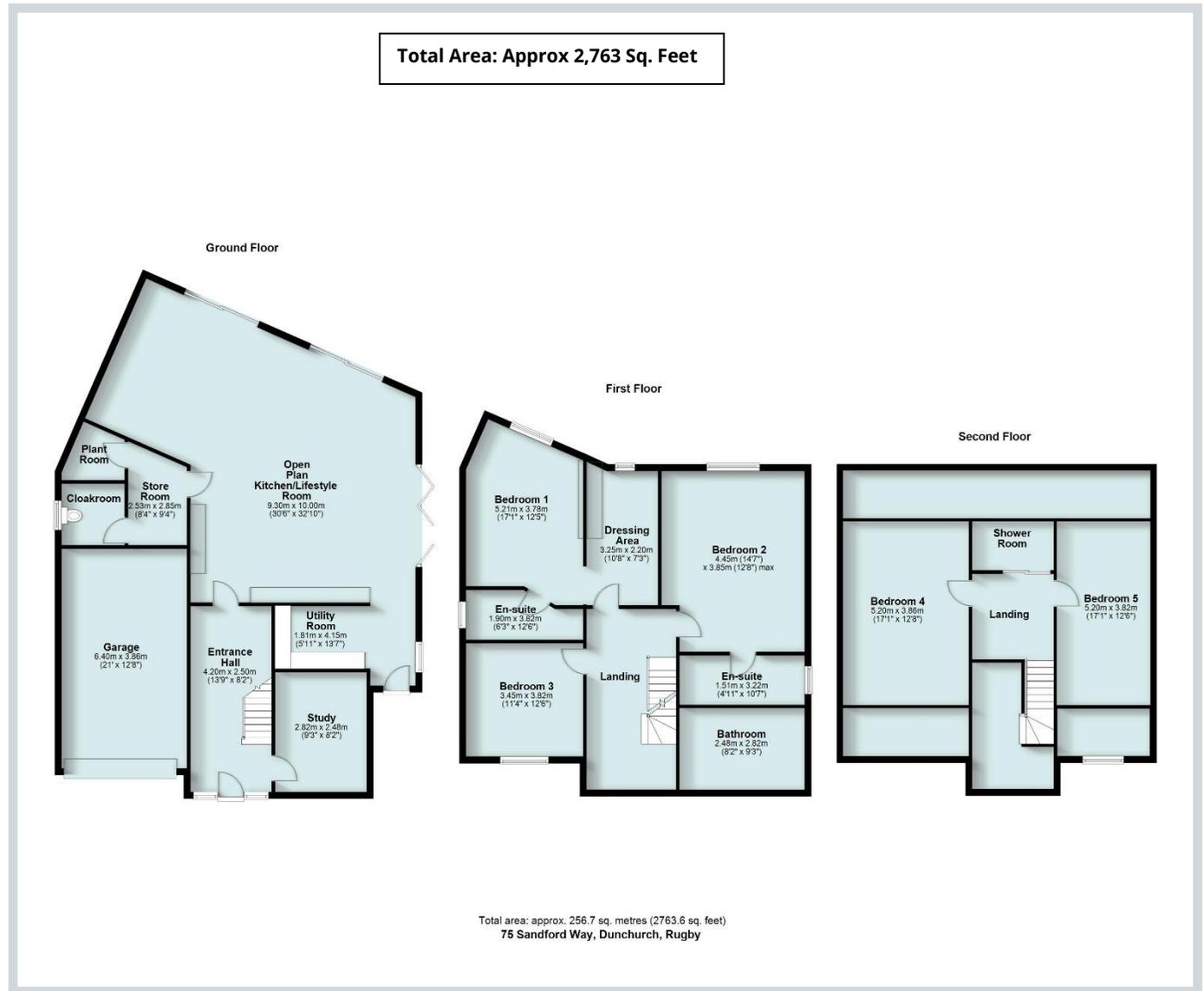
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band-

Await SAP report



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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