



Connells

Grange Farm London Road
Coventry



Property Description

Stunning Four Double Bedroom Family Home with Exceptional Countryside Views - Approx 1,449 Sq Ft!

Situated within the exclusive Grange Farm development in Ryton-on-Dunsmore, this exceptional four double bedroom family home enjoys a prime position backing directly onto open Green Belt countryside. Forming part of a select collection of just 15 bespoke homes, the property combines contemporary design, high-quality finishes and generous family living space.

The accommodation comprises a welcoming entrance hallway, cloakroom, a superb Symphony dining kitchen finished with granite worktops and integrated appliances, a spacious lounge featuring floor-to-ceiling glazing and patio doors that perfectly frame the countryside backdrop. Upstairs, a striking vaulted landing leads to four generous double bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom.

A particular highlight is the exceptionally large South-facing garden, enhanced through the addition of two adjoining parcels of land and rarely found on a modern development. Thoughtfully landscaped with extensive lawns, established planting, outdoor storage and a stylish pergola, it provides the perfect setting for outdoor entertaining and family life. Benefitting from three allocated parking spaces and visitor parking. Early viewing is highly recommended to appreciate the setting, specification and outstanding views on offer.

Location

Grange Farm enjoys a peaceful semi-rural position in a highly desirable countryside setting on the outskirts of the ever-popular village of Ryton-on-Dunsmore, offering the perfect balance between rural tranquillity and everyday convenience. Set within a secure and private cul-de-sac development, the property benefits from open views and an attractive setting while remaining within easy reach of local amenities, schools, shops and transport connections. The village provides a range of amenities including a village shop, popular public houses, primary schooling and community facilities, while nearby Coventry, Rugby, Leamington Spa and Birmingham offer an extensive choice of shopping, leisure and dining opportunities. The surrounding countryside provides an abundance of scenic walking, cycling and dog-walking routes, with direct access to open fields and neighbouring villages including Stretton-on-Dunsmore. Excellent transport links are readily available, with the A45, A46, M40, M45 and M6 motorway networks all within easy reach, providing convenient access across the Midlands and beyond. Regular rail services from Rugby and Coventry stations offer direct routes to London Euston, Birmingham and other major destinations, making this an ideal location for commuters seeking the best of countryside living without compromising on connectivity.

Features

Further benefits include energy-efficient air source heating, underfloor heating throughout the ground floor with radiators to the first floor, an elegant oak staircase with contemporary glass balustrade, and high-speed broadband connectivity. The beautifully appointed bathrooms feature premium Porcelanosa suites and fitted illuminated cabinets with integrated demister functions, while the Symphony kitchen is complemented by stylish Fired Earth tiling. The property also benefits from the remainder of the ICW New Home Warranty, providing added peace of mind for prospective purchasers. Combined with three allocated parking spaces, visitor parking, a private cul-de-sac setting, one of the largest south-facing gardens within this exclusive 15-home development, and easy access to surrounding countryside, major road networks and rail connections, this unique home offers an exceptional blend of comfort, style and practicality.

Management Charge

There is an annual management charge of £250 payable for the upkeep of the green areas of the development.

Agent's Note

The current owners have purchased additional land in order to extend the garden. Both additional pieces of land are registered under separate titles.

Connells advise the sewerage for this property is via a Septic Tank.

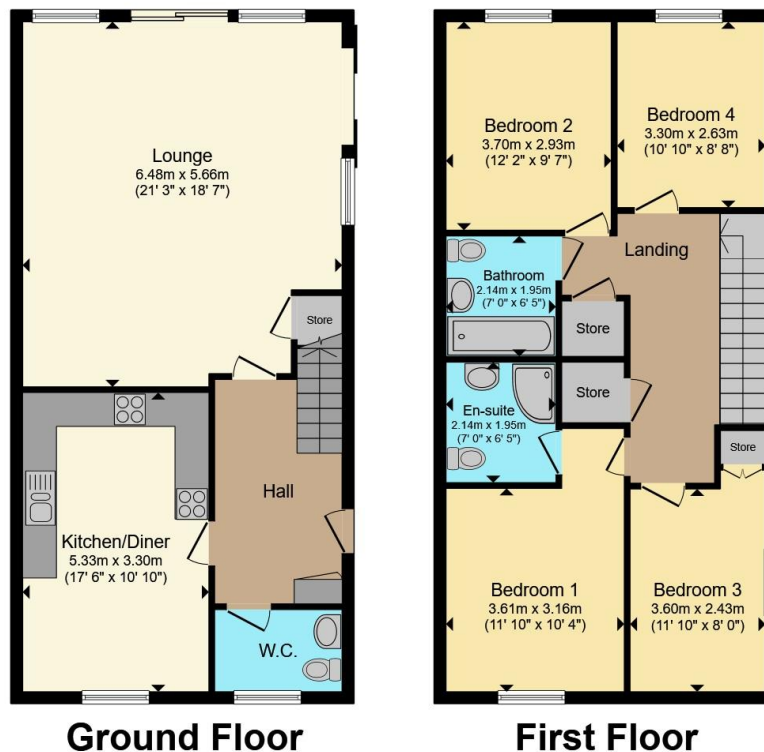
Buyer Aml Fee

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.









Total floor area 134.6 m² (1,449 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315732



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