



18 Poplar Grove, Ryton On Dunsmore, Rugby, Warwickshire, CV8 3QE

HOWKINS &  
HARRISON

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Ryton On Dunsmore, Rugby,  
Warwickshire, CV8 3QE

Guide Price: £490,000

Nestled in the popular village of Ryton On Dunsmore, this impressive five-bedroom detached family home on Poplar Grove offers a perfect blend of space and comfort. Upon entering, you are greeted by a generous open plan kitchen/breakfast room, perfect for family gatherings and entertaining guests, whilst the separate dining room provides an elegant setting for more formal occasions. For those who require a dedicated workspace, the study/home office is a valuable addition. The bedrooms are well proportioned, two of which feature their own en-suites. Further benefitting from a conservatory and utility room, with the outside boasting ample off-road parking.

#### Features

- Well presented throughout
- Popular residential location
- Generous open plan kitchen/breakfast room
- Separate dining room
- Study/home office and utility
- Downstairs cloakroom
- Conservatory
- Five well proportioned bedrooms
- Three bathrooms
- Enclosed rear garden
- Ample driveway parking
- Fully boarded loft



## Location

Ryton upon Dunsmore is a village and civil parish in the district of Rugby of Warwickshire, situated five miles southeast of Coventry and seven miles west of Rugby. The village offers a number of local amenities including a village hall, church, two public houses, convenience store, and hairdressers. Nearby you can visit Ryton Gardens, the UK's leading organic garden and research centre which is situated on a 10 acre site and has an award winning cafe and a popular shop offering a selection of plants, gardening essentials, organic food, wine and groceries. The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby, Leamington Spa and the city of Coventry. The village is ideally placed for access to major road networks including the A45, M69 and M6 and a high speed train service to London Euston is available from Coventry and Rugby which takes just under 50 minutes.



## Ground Floor

From under an attractive covered storm canopy, the property opens into a welcoming entrance hall with solid wood flooring, stairs rising to the first floor and doors leading to the ground floor accommodation. Double doors lead through to the light and airy sitting room which has a continuation of the wooden flooring from the entrance hall. The focal point to the room is an attractive fireplace with gas fire inset. A further set of double doors lead into the dining room which in turn, flows through into the conservatory, also accessed via double doors. The hub of the home is the spacious kitchen/breakfast room which is fitted with a range of cream shaker style units, incorporating numerous cupboards and drawers, with solid wooden worksurfaces, ceramic sink with drainer and a centre island with seated breakfast bar area. There is a range style cooker with extractor hood above and space for a dishwasher and an American style fridge/freezer. A window overlooks the garden and French doors provide access to the rear. Off the kitchen is a utility room which has a further range of kitchen units and space with plumbing for a washing machine and tumble drier. A study/home office located to the front aspect and a downstairs cloakroom, complete the ground floor accommodation.



## First Floor

The first floor comprises of five well proportioned bedrooms and a family bathroom, fitted with a panelled bath with glass shower screen and shower over, WC, bathroom cabinetry with a combination of shelving and vanity cupboards with inset sink, fully tiled with marble effect tiling to the floor and walls. The master suite is situated to the front aspect and benefits from its own en-suite bathroom with P shaped bath with shower over and bathroom cabinetry with inset sink and WC with wall mounted flush. Bedroom two overlooks the garden and also boasts an en-suite, comprising of a double shower enclosure and WC with inset wash hand basin with vanity unit cupboards. There are three further bedrooms with one currently being used as a dressing room.

## Outside

To the front, the driveway provides parking for numerous vehicles. A side gate provides access to the rear garden which is mainly laid to lawn, fully enclosed by timber fencing and well screened by mature trees. A large paved patio area provides an ideal space for outdoor dining and entertaining. A useful garden shed offers a place for storage.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

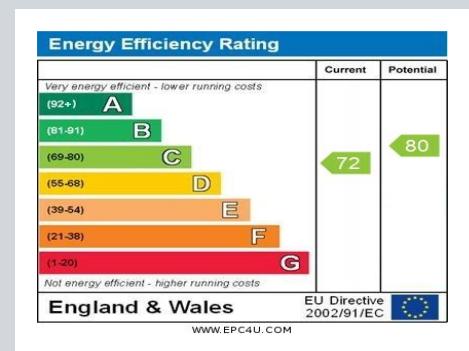
## Services

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.

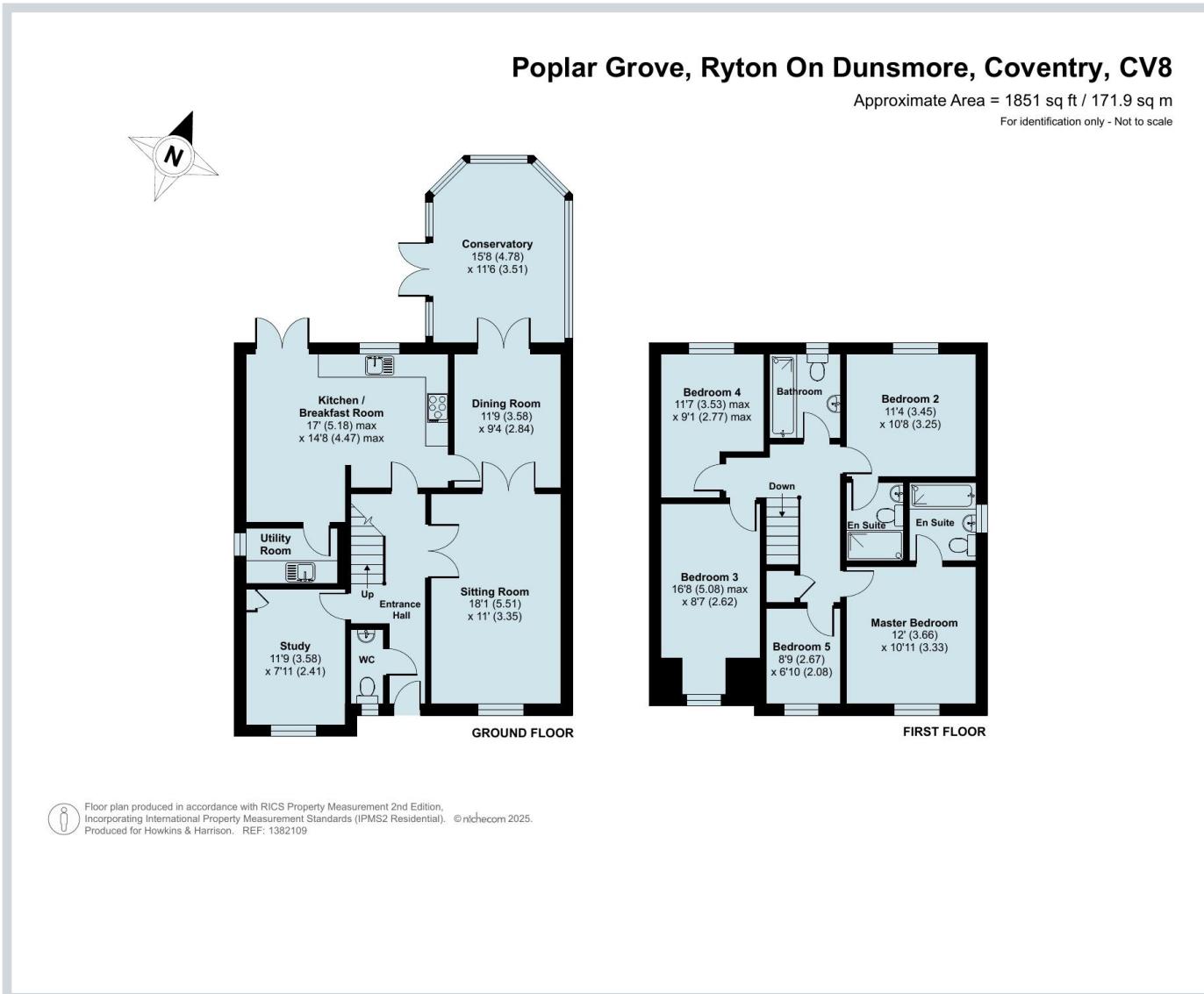
Council Tax Band – F.



## Howkins & Harrison

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