



**EDWARD KNIGHT**  
ESTATE AGENTS

8 WINTOUR HOUSE, GUY'S COMMON, DUNCHURCH, RUGBY, CV22 6NQ

£285,000 (GUIDE PRICE)







## SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully appointed and substantially upgraded ground floor apartment, ideally situated within the highly sought-after and impeccably maintained Guy's Common development in the heart of Dunchurch village, Rugby.

This exceptional property offers stylish and spacious accommodation finished to an impressive standard throughout. Accessed via a secure intercom entry system, the apartment comprises a welcoming entrance hall featuring Porcelanosa tiled flooring and a bespoke fitted storage cupboard.

The heart of the home is the generous open-plan living space, incorporating lounge, dining, and kitchen areas. The recently refitted kitchen boasts quartz work surfaces, integrated appliances including fridge, freezer, dishwasher, oven, and hob, a bespoke dresser, feature lighting, and Porcelanosa flooring. The lounge benefits from high-quality Karndean flooring, creating a seamless and elegant living space perfect for entertaining. There are two bedrooms with built in bedroom furniture and a luxury shower room with a walk in shower.

Further highlights include double glazing, underfloor heating, and an integrated surround sound music system, offering modern comforts and convenience.





Externally, the property enjoys access to beautifully maintained communal gardens and a charming courtyard area. There is also allocated parking along with additional visitor spaces.

Dunchurch Village offers a wealth of local amenities, including a range of shops, hair and beauty salons, restaurants, takeaways, doctors' and dentists' surgeries, as well as highly regarded schools catering to all age groups.

lease information

Lease: 125 years from 1st July 2006

Service Charge: £1,632.66 every 6 months

Viewing is highly recommended to fully appreciate the superb quality and presentation of this stunning home.

#### LOCATION

Dunchurch is a picturesque village and one of Rugby's most sought-after locations. The core of the village has been declared a conservation area due to its many buildings of historical interest, some of the buildings date back to the 15th century with their timber frames and thatched roofs. Interestingly, Dunchurch is also known as 'the gunpowder plot' village - on 5th November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn, renamed 'Guy Fawkes House', to await the news of the destruction of parliament.



Modern day Dunchurch provides a vibrant community, offering a range of amenities including a post office, pharmacy, hairdressers, art gallery and florists. There is also a doctor's surgery, dentist, library and a variety of restaurants and public houses. The village is situated to the south of Rugby, 2.5 miles from the town centre and only 12 miles from the neighbouring town of Leamington Spa.









There is no shortage of local attractions - adjoining village Thurlaston is home to an 18-hole golf course. Also close by is Draycote Water - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching.

Dunchurch is home to Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools in the country, which also has a Montessori Nursery located within the grounds. There are two other schools within the village both with excellent grading; Dunchurch Infant and Nursery School and Dunchurch Boughton C of E Junior School.

The village is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry and Northampton

#### **ENTRANCE HALL**

13' 1" x 6' 0" (3.99m x 1.83m)

#### **OPEN PLAN LOUNGE/DINING/KITCHEN**

31' 2" x 22' 2 max" (9.5m x 6.76m)

#### **BEDROOM**

10' 2 to wardrobes" x 9' 10" (3.1m x 3m)

#### **BEDROOM**

10' 0" x 7' 0 to wardrobes" (3.05m x 2.13m)

#### **SHOWER ROOM**

9' 0" x 7' 1" (2.74m x 2.16m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		