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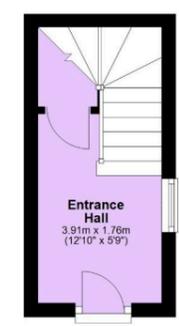
# campbells

*of Dunchurch*



1 Bedroom | 1 Bathroom | 1 Reception Room | Iconic Development

**Ground Floor**



**First Floor**



## THE COACH HOUSE

DUNCHURCH, CV22 6NQ

### LOCAL PROPERTY EXPERT AMANDA LOYDALL



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"Turning the page to a new adventure! Big thanks to Amanda and Sian at Campbells in Daventry for making my home-selling journey smooth and stress-free. Their dedication and support truly made all the difference. If you're looking to buy or sell, I can't recommend them enough.

**NAME:** Jayne, Weedon - 18th December 2024  
**ABOUT:** Amanda and Sian

-  Completely Detached with No Neighbours Above or Below, Ensuring Privacy.
-  Open-Plan Living Room Diner / Kitchen and Galleried Landing - Ideal For a Study
-  Loft-Style Living with Adaptable Spaces
-  Set within beautifully maintained grounds featuring a pond home to protected newts.
-  Modern Kitchen Equipped With Built-In Appliances
-  Close to all Major Road and Rail Links As Well As Popular Sports Venues Such as Draycote Water.
-  Private Front Door and Area For Storing a Bike or Golf Clubs.
-  Allocated Parking Space with Additional Visitor Parking
-  Stylish Wet Room / Shower Room

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



## One Bedroom Coach House For Sale in Dunchurch Rugby.

Located in the iconic Guy's Common development, built by Parker Lakes Homes in 2006, this elegant Coach House offers a unique lifestyle in the heart of historic Dunchurch.

Completely detached, with no neighbours above or below, it enjoys privacy and tranquillity. The setting is truly special, with beautifully maintained grounds featuring a pond that's home to protected newts.

The property boasts its own ground floor private entrance, with an entrance hall offering handy storage space for bicycles or golf clubs, plus a large under-stairs cupboard.

Inside, the versatile layout includes a fabulous open-plan kitchen and living area, perfect for entertaining. The modern kitchen is fully equipped with built-in appliances and plenty of workspace.

A stunning galleried landing, ideal as a study, adds a touch of character, while the sleek wet room-style bathroom provides both style and practicality.

Energy-efficient with individual room temperature controls and low running costs, it's a great choice for the eco-conscious. Allocated parking and ample visitor spaces, both on-site and nearby, add convenience, while the vibrant village square is just a short stroll away.

This exceptional home combines modern loft-style living with elegance and practicality.

The communal grounds are simply breath-taking, and you get to fully appreciate where the Management fees are spent!

Pets are allowed, in fact the current owner, although on the first floor, has a dog.

There are beautiful walks in every direction if you can prise yourself away from the grounds.

You may even just want to cross the road and have a pint at 'The Green Man' or lunch at 'The Dun Cow' or grab a coffee at 'Cuppa on The Square.'



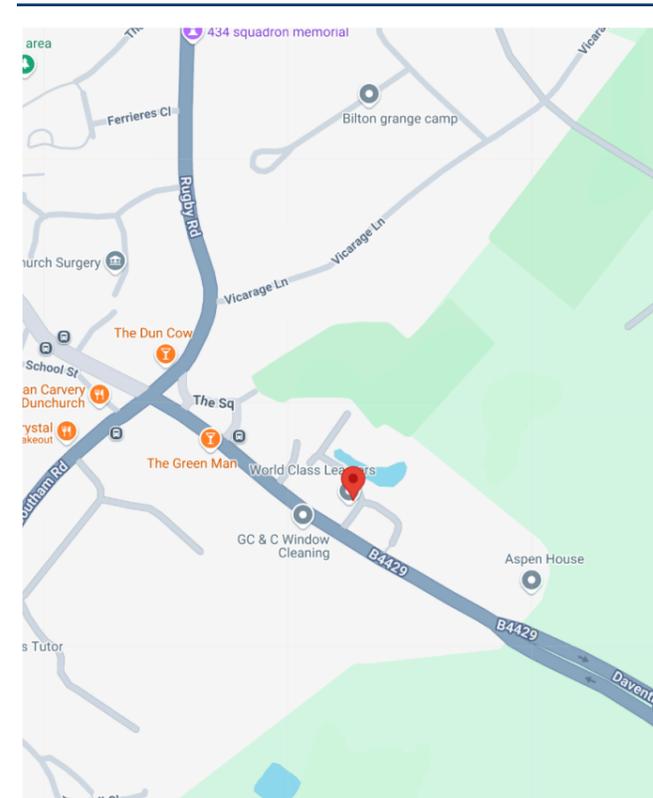
## LOCATION

Dunchurch is both a historical village, we all know the nursery rhyme "Remember, remember the 5th of November, gun powder treason and plot...."

Guy Fawkes stayed the night, if you're not local definitely add in some extra time to have a wander around this lovely village and explore a village full of lovely amenities with a great community spirit.

The village hall always has something going on and again at Christmas it is always very exciting to see what character the statue of Lord John Douglas Montagu Scott has been made into by the Dunchurch elves.

For sporting enthusiasts Dunchurch has a Cricket Club and is minutes away from Draycote Water for sailing, fishing and running.



Council Tax: B

EPC: C

*"This beautiful apartment along with its setting and village position can only be fully appreciated by viewing in person so please do come and look, it will not disappoint."*

