



# Ellis Brooke



## 6 Dunchurch Hall

Dunchurch, Rugby, CV22 6PD

**Guide price £385,000**





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## Entrance Hall

9'2" x 7'1" (2.8m x 2.17m)

Accessed under a covered storm porch and through the front door. The entrance hall benefits from a useful under stairs storage cupboard, has stairs that rise to the first floor and doors which provide access through to the living room and WC/utility.

## Living Room

19'7" x 13'1" (5.99m x 4.01m)

A spacious room that benefits from a floor to ceiling window to the front elevation that floods the room with natural light. Within the room there is a feature fireplace with an electric fire. To the rear elevation there are sliding doors giving access through to the dining room and an opening which gives access to the kitchen.

## Dining Room

12'11" x 11'5" (3.94m x 3.5m)

To the rear elevation there are windows and doors which give access to the courtyard garden and a wonderful view of the grounds.

## Kitchen

13'2" x 8'6" (4.02m x 2.6m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. In addition, there is a walk in pantry style cupboard. The kitchen benefits from a fitted electric oven with a four ring electric hob and extractor fan over, fridge and freezer. Further to this there is space and plumbing for a dishwasher. To the rear elevation of the room is a window and door providing access to the courtyard garden.

## WC and Utility

5'8" x 4'6" (1.74m x 1.39m)

With a low-level flush WC, wash and basin with vanity units under and space and plumbing for a washing machine and tumble dryer. The room also benefits for a useful fitted storage cupboard. The room was previously a ground floor shower room and the relevant plumbing connections are still in place.

## 1st Floor Landing

7'8" x 7'4" (2.35m x 2.24m)

The first floor landing benefits from a window to the side elevation that provides natural light. Access to the loft is obtained via the loft hatch and in addition there are doors which provide access through to all first floor accommodation. Access to the airing cupboard.

## Bedroom 1

15'8" x 13'0" (4.78m x 3.97m)

A generously sized double bedroom located to the rear elevation with a window that provides a view over the communal grounds. The spacious bedroom benefits from a range of fitted wardrobes, which provide ample space for clothes hanging and storage. From the bedroom, there is a door which gives access through to the bathroom.

## Bedroom 2

11'3" x 15'2" (3.44m x 4.64m)

A spacious double bedroom, located to the front elevation and with two windows that provide natural light. This bedroom further benefits from a large fitted wardrobe.

## Bathroom

9'8" x 7'3" (2.96m x 2.23m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rain fall style attachment. The walls are part tiled and to the rear elevation is a frosted window.

## Courtyard Garden

A courtyard garden with views over the communal grounds. In the main the courtyard has been laid to patio and provides ample space for alfresco dining. There are low level fence borders and gated access to the grounds beyond.

## Garage

9'11" x 13'0" (3.04m x 3.97m)

A single garage with further storage space available within the rafters. The garage has an electric roller shutter door to the front elevation and there is light and power connected.

### Parking

Parking is available on site on a first come first serve basis. Throughout the site there are a variety of locations for car parking.

### Lease Information

The property is sold on a leasehold basis. The lease was created in 1997 for a period of 150 years, there is currently 122 years remaining. There is a restrictive covenant which states purchasers must be 55 years of age or older. There is no ground rent payable.

### Service Charge

A service charge of £8,876 is payable per year. The service charge includes: residential estate managers, personal alarm system, laundry room, buildings insurance, water rates, grounds and the guest suites available for visitors.

### Dunchurch Hall

Dunchurch Hall was built in 1840 as a hunting lodge for the Duke of Buccleuch and is the centre piece of this luxury development. It is situated within easy walking distance of the centre of Dunchurch which offers a wide variety of shops including a library, chemist and newsagent. Adjacent to the development is a private nature conservation area with large fish pond which is available for recreational use to the owners at Dunchurch Hall. The properties are built around two landscaped courtyards mostly laid to lawn with attractive seating areas. Services include resident estate managers, personal alarm systems, laundry room and guest

suites available for visitors to stay. Communications by road are excellent via the M45, M1, M6 and M40 and rail connections from Rugby with services to London Euston.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





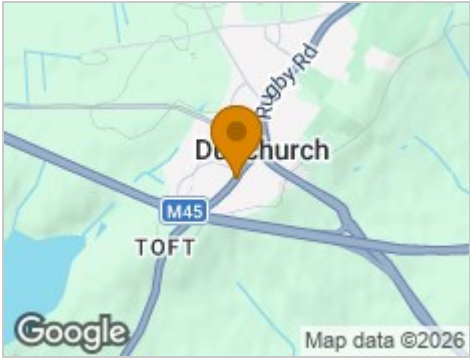
Road Map



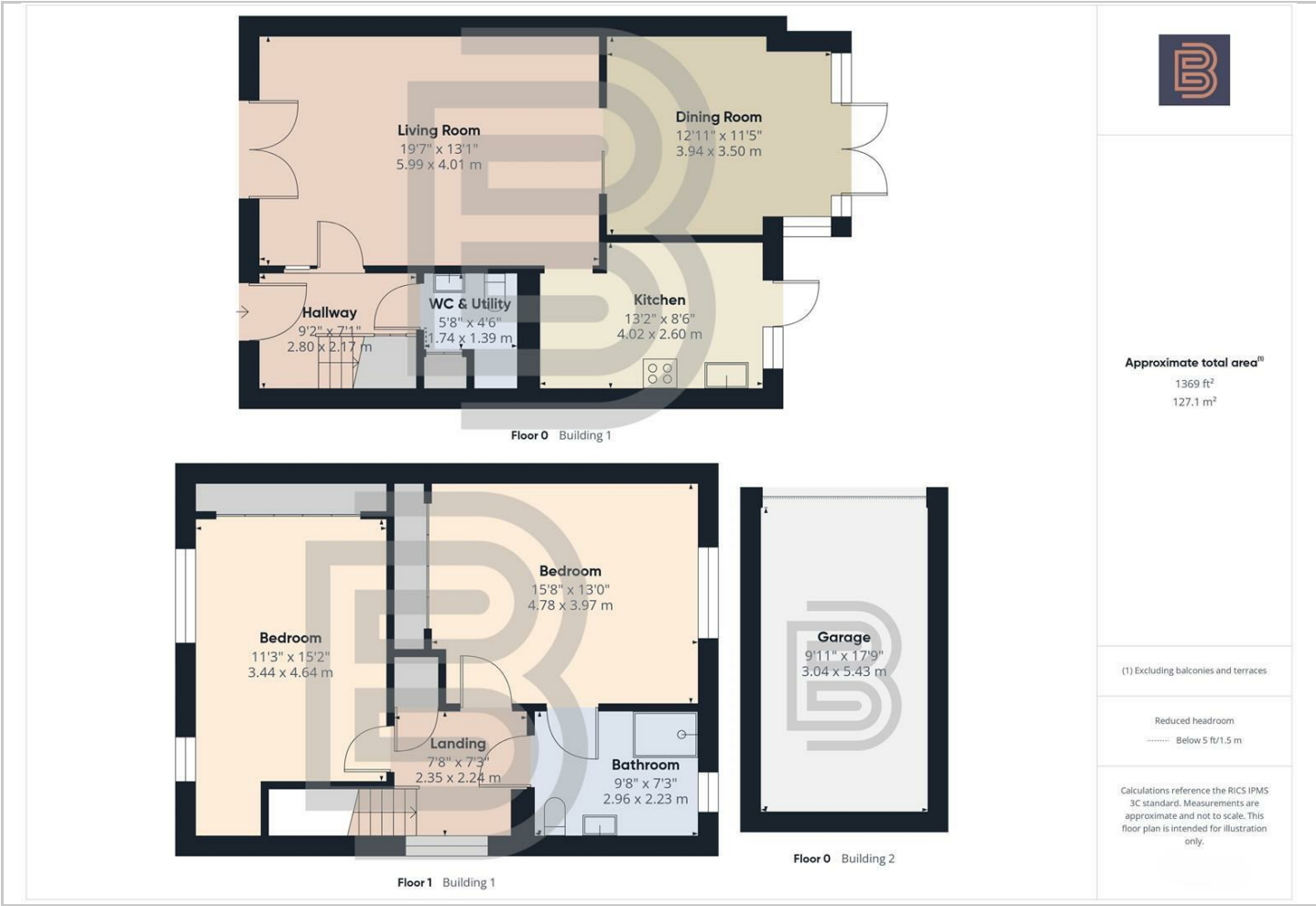
Hybrid Map



Terrain Map



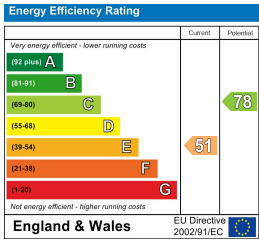
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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