



CHURCH FARM

RYTON ON DUNSMORE





*Modern and exclusive
development of
eight family homes*



CHURCH FARM

RYTON ON DUNSMORE

AT RYTON-ON-DUNSMORE YOU'RE TUCKED AWAY AT THE HEART OF ENGLAND WITH OPEN COUNTRYSIDE AND LAID BACK VILLAGE LIFE ON YOUR DOORSTEP. YET WITH SOME OF THE UK'S MOST POPULAR TOWNS AND CITIES A SHORT DRIVE AWAY. AND EVEN THE CAPITAL WITHIN EASY REACH.

Church Farm is an exclusive new development set right by the pretty village church. A collection of four and six-bedroom individually designed family homes, each is finished to an exceptionally high standard.

Settle here and you'll be living in a house full of features that make modern life easier. Not just the big things like an open plan kitchen diner, en suite and double garage, but the smaller details. Like underfloor heating, fitted mirrored wardrobes, chimneys included for an optional wood burning fire and discreet pop-up electrical sockets in the beautiful granite worktop.

Depending on the property you choose, you may also benefit from a cloakroom, cellar, study, dressing room, Juliet balcony or utility room. And every property has a private driveway and garden with a patio perfect for BBQs.

These large, thoughtfully designed properties boast generously sized, light-filled rooms. Ideal for the hustle and bustle of family life with plenty of space to get together, to entertain and to retreat, kick back and relax.





THE BEST OF TOWN AND COUNTRY

WITH ACRES AND ACRES OF GREEN SPACE IN AND AROUND THE VILLAGE, THERE ARE LOTS OF OPPORTUNITIES TO ENJOY THE GREAT OUTDOORS HERE. WHETHER IT'S A JOG THROUGH RYTON POOL COUNTRY PARK, A VISIT TO THE NATURE RESERVE, A ROUND OF GOLF OR A RIDING LESSON.

There's also Ryton Organic Gardens – an attractive place to wander before calling into The Stock Pot Café for delicious hearty fare, and then stocking up on organic goodies.

The village has a leisure centre with a gym and indoor courts for a variety of sports. And other handy facilities include a well-equipped store, post office, butchers, hairdressers and two pubs. There's also an infant and junior school, and these, the village hall and church are at the centre of friendly village life.

The perfect placement of Ryton-on-Dunsmore means you're never far from anything. For fabulous shopping, Birmingham's Bullring, Bicester Village designer outlet and picturesque Leamington Spa and Warwick are all within easy reach. And offer fantastic options for evenings out too, along with nearby Coventry and Rugby.

When it comes to work, the possibilities are wide open. You're just a short commute from several towns and cities and even commuting to London is convenient thanks to excellent transport links.





Admiral & Brimstone

GROUND FLOOR

Entrance Hall

Living Room

6.31m x 3.28m max (20' 8" x 10' 9")

Dining Room

3.91m x 2.85m (12' 10" x 9' 4")

Kitchen/Breakfast Room

5.05m x 3.91m max (16' 7" x 12' 10")

Utility Room

2.30m x 1.75m (7' 7" x 5' 9")

Cloakroom

1.88m x 1.15m (6' 2" x 3' 9")

External Double Garage

FIRST FLOOR

Bedroom 1

1 4.16m x 3.5m max (13' 8" x 11' 6")

En Suite

2.7m x 2m (8' 10" x 6' 7")

Bedroom 2

2 3.92m x 3.16m max (12' 10" x 10' 4")

Bedroom 3

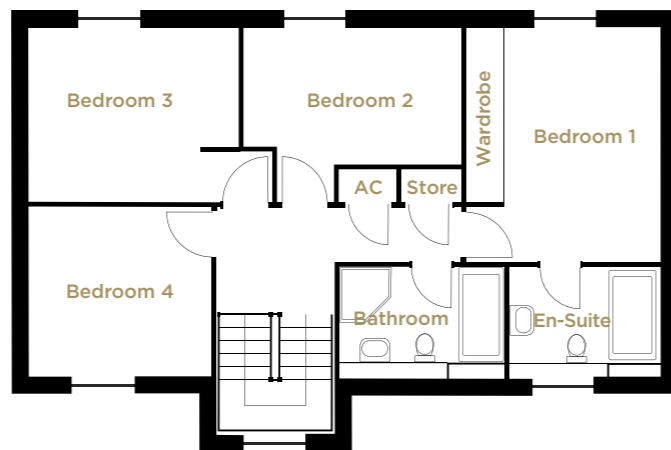
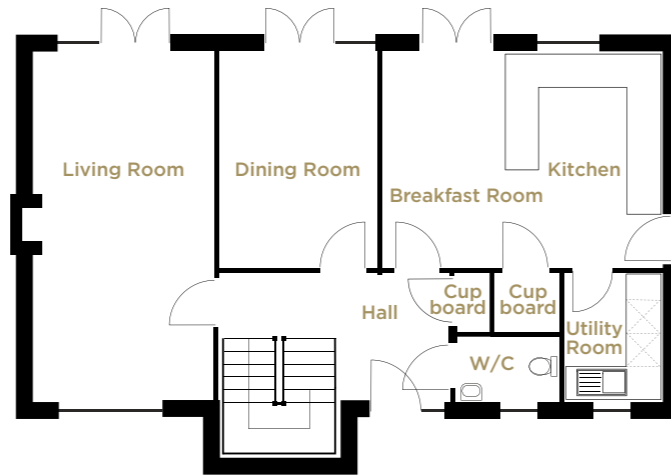
3.8m x 3.16m max (12' 6" x 10' 4")

Bedroom 4

3.07m x 3.31m (10' 9" x 10' 10")

Bathroom

3.01m x 2m (9' 11" x 6' 7")



Camberwell & Duke

GROUND FLOOR

Entrance Hall

Living Room

5.19m x 3.28m (17' 0" x 10' 9")

Dining Room/Family Room

7.89m x 3.1m (25' 11" x 10' 2")

Kitchen/Utility

5.6m x 3.1m (18' 5" x 10' 2")

Utility

3.1m x 1.8m (10' 2" x 5' 11")

Cloakroom

2.3m x 1.4m (7' 7" x 4' 7")

Garage

FIRST FLOOR

Bedroom 1

1 3.96m x 3.7m (13' x 13')

Dressing Room

3.7m x 2.05m (12' 2" x 6' 9")

En Suite

3.2m x 2.05m (10' 6" x 6' 9")

Bedroom 2

3.23m x 3.13m (10' 7" x 10' 3")

En Suite

2.06m x 1.99m (6' 9" x 6' 6")

Bedroom 3

4.6m x 3.13m max (15' 1" x 10' 3")

Bedroom 4

3.9m x 3.1m (12' 10" x 10' 2")

Wardrobe

2.05m x 1.97m (6' 9" x 6' 6")

Bedroom 5

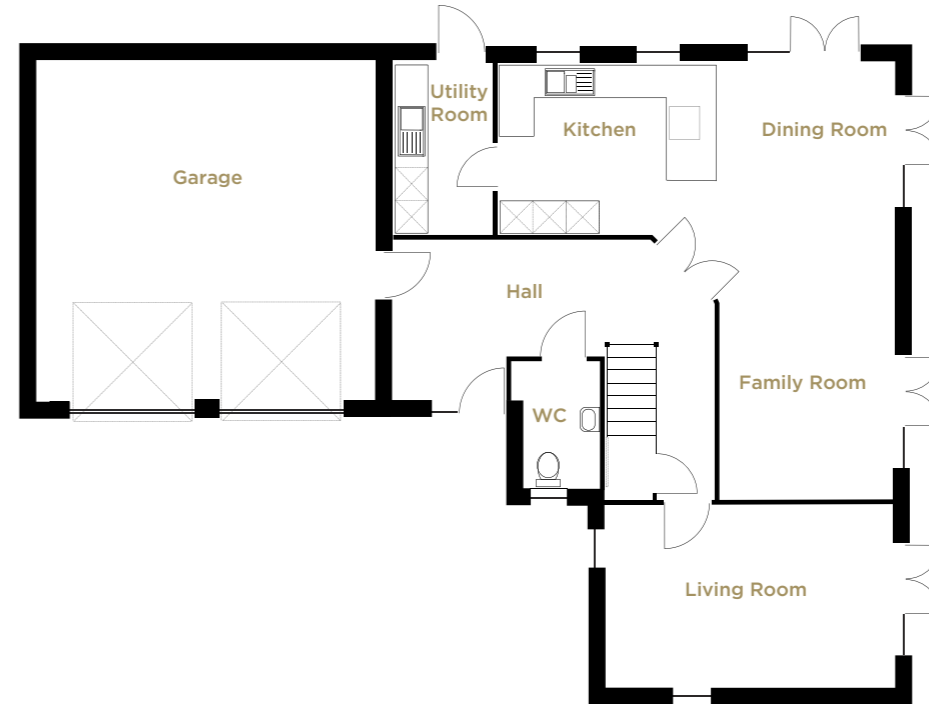
3.51m x 2.86m (11' 6" x 9' 5")

Bedroom 6/Study

2.89m x 2.8m (9' 6" x 9' 2")

Bathroom

3.13m x 2.05m (10' 3" x 6' 9")

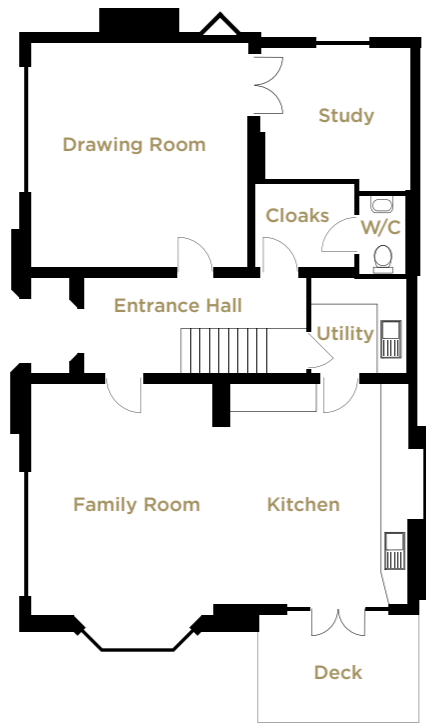




Holly

GROUND FLOOR

- Entrance Hall
- Drawing Room
5.04m x 4.94m (16' 6" x 16' 2")
- Family Room
5.88m x 4.1m (19' 3" x 13' 5")
- Kitchen
4.94m x 3.99m (16' 2" x 13' 1")
- Study
3.36m x 3.15m (11' 0" x 10' 4")
- Cloakroom
- Utility Room
2.13m x 2.13m max (7' x 7')
- Cellar (for storage)
- Double Detached Garage



FIRST FLOOR

- Bedroom 1
5.23m x 4.31m max (17' 2" x 14' 2")
- En Suite
2.1m x 2.5 m (6' 11" x 8' 2")
- Bedroom 2
5.04m x 4.94m max (16' 6" x 16' 2")
- En Suite
2.63m x 1.6m (8' 8" x 5' 3")
- Bedroom 3
5.04m x 3.99m (16' 6" x 13' 1")
- Family Bathroom
4.94m x 3.47m max (16' 2" x 11' 5")



SECOND FLOOR

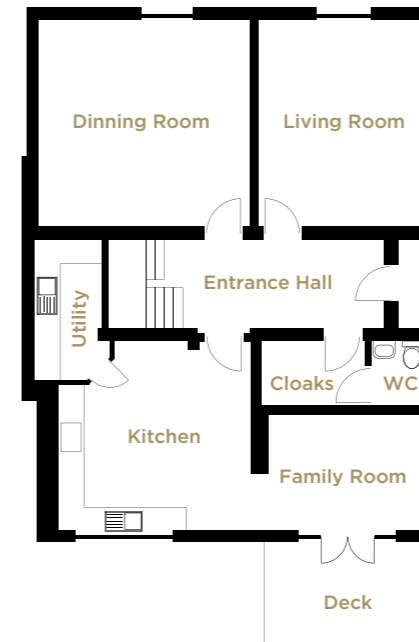
- Bedroom 4
5.67m x 3.99m (18' 7" x 13' 1")
- Bedroom 5
5.46m x 4.1m (17' 11" x 13' 5")
- Bathroom



Grayling

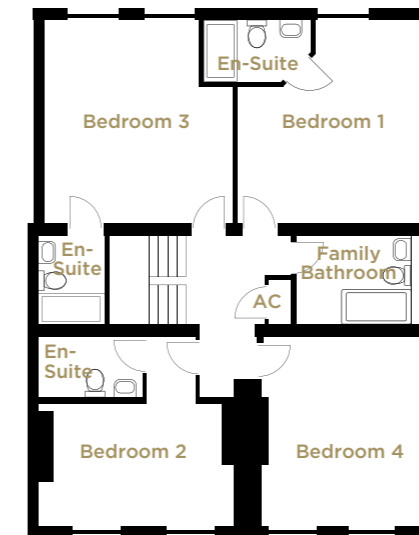
GROUND FLOOR

- Entrance Hall
- Living Room
4.94m x 4.2m (16' 2" x 13' 9")
- Family Room
3.78m x 2.73m (12' 5" x 8' 11")
- Kitchen
4.62m max x 4.52m (15' 2" x 14' 10")
- Dining Room
4.94m x 3.25m (16' 2" x 10' 8")
- Utility Room
3.36m max x 1.58m (11' 0" x 5' 2")
- Cloakroom
- Double Detached Garage



FIRST FLOOR

- Bedroom 1
4.94m max x 4.6m (16' 2" x 15' 1")
- En Suite
1.89m x 1.6m max (6' 2" x 5' 3")
- Bedroom 2
4.73m x 4.62m (15' 6" x 15' 2")
- En Suite
2.54m x 1.59m max (8' 4" x 5' 3")
- Bedroom 3
4.94m x 4.53m max (16' 2" x 14' 10")
- En Suite
2.12m x 1.63m (6' 11" x 5' 4")
- Bedroom 4
4.62m x 3.99m (15' 2" x 13' 1")
- Family Bathroom
3m x 2.1m (9' 10" x 6' 11")





Emperor

GROUND FLOOR

Entrance Hall

Living Room

5.25m x 3.28m (17' 3" x 10' 9")

Dining Room

4.1m x 3m max (13' 5" x 9' 10")

Kitchen/Breakfast Room

5.25m x 4.81m (17' 3" x 15' 9")

Study

3.28m x 2.3m (10' 9" x 7' 7")

Utility Room

2.3m x 1.75m (7' 7" x 5' 9")

Cloakroom

1.88m x 1.15m (6' 2" x 3' 9")

Double Detached Garage

FIRST FLOOR

Bedroom 1

4.16m x 3.5m max (13' 8" x 11' 6")

En Suite

2.7m x 2m (8' 10" x 6' 7")

Bedroom 2

4.02m x 3.16m (13' 2" x 10' 4")

Bedroom 3

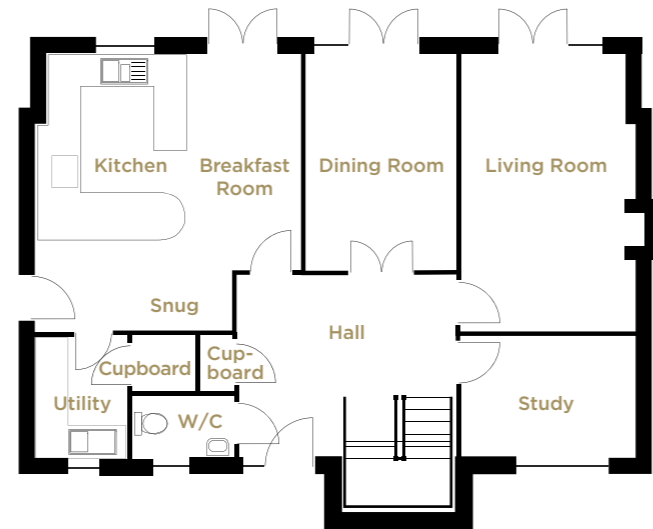
3.16m x 3.7m (10' 4" x 12' 2")

Bedroom 4

3.31m x 3.08m (10' 10" x 10' 1")

Bathroom

3.01m x 2m (9' 11" x 6' 7")



Foxglove

GROUND FLOOR

Lounge/Dining/Kitchen

6.09m x 4.62m max (20" x 15' 2")

Bedroom 1

3.59m x 2.72m (11' 9" x 8' 11")

Dressing Room

1.8m x 1.57m (5' 11" x 5' 2")

En Suite

1.98m x 1.8m (6' 6" x 5' 11")

Bedroom 2

2.5m x 2.22m (8' 2" x 7' 3")

Bathroom

Parking for 2 cars

FIRST FLOOR

Bedroom 3

5.14m x 4.01m max (16' 10" x 13' 2")

Restricted Head Height

Bedroom 4

6.19m x 2.3m max (20' 4" x 7' 7")

Restricted Head Height

Dressing Room

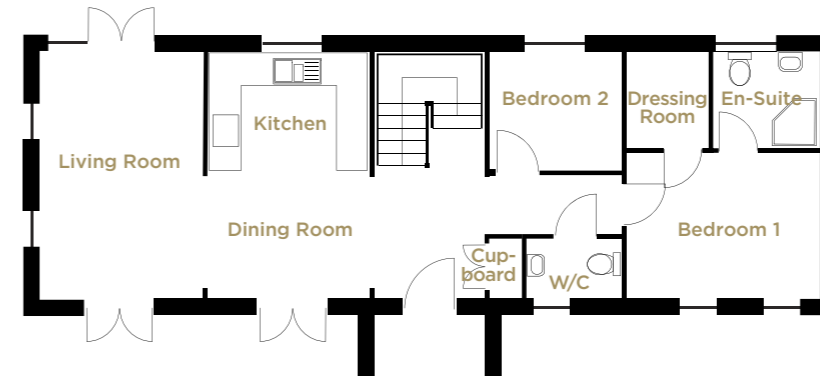
2.25m x 2.1m (7' 5" x 6' 11")

Bathroom

2.25m x 2.1m (7' 5" x 6' 11")

Gallery/Study

2.35m x 2.06m (7' 9" x 6' 9")





SPECIFICATION

GENERAL INTERNAL

- Solid oak newels and handrails with glass balustrades (Plots 1-6)
- White Ladder moulded internal doors
- Fitted mirrored wardrobes by Goodings (To plot 1 only)

EXTERNAL

- Private Road
- Large double garages with power and light (except plot 6)
- Fences to other boundaries
- Nordic Pine front doors
- Low-E argon filled double glazed units
- Blue/Black Eternit slate or Marley plain tile roof
- Buff patio to rear garden
- External power point

KITCHEN

- Symphony fully fitted kitchens
- Built in Bosch 5 Burner gas hob, microwave, dishwasher, double oven and fridge freezer
- Granite work surface

BATHROOM

- Porcelanosa white sanitaryware
- Porcelanosa Chrome taps and showers
- Recessed down lighters
- Chrome towel rail

HEATING AND PLUMBING

- Gas fired central heating
- Underfloor heating to ground floor (Excluding integral garage)
- Wood burning fire in plot 1

WARRANTY

- 10 year Premier Warranty
- NHBC build mark cover

ELECTRICAL

- BT, TV and USB charging points to all habitable rooms
- CAT 6 cabling installed
- White slimline electrical accessories
- Smoke detectors
- External lighting to front and rear



SO WELL-CONNECTED

GETTING ABOUT IS EASY FROM RYTON-ON-DUNSMORE.

BY CAR

The A45 is nearby for fast routes to Coventry and on to Birmingham, or out to Rugby and the M1. While the A46 takes you quickly down to the M40 for Oxford, Reading and an alternative route to London.

BY BUS

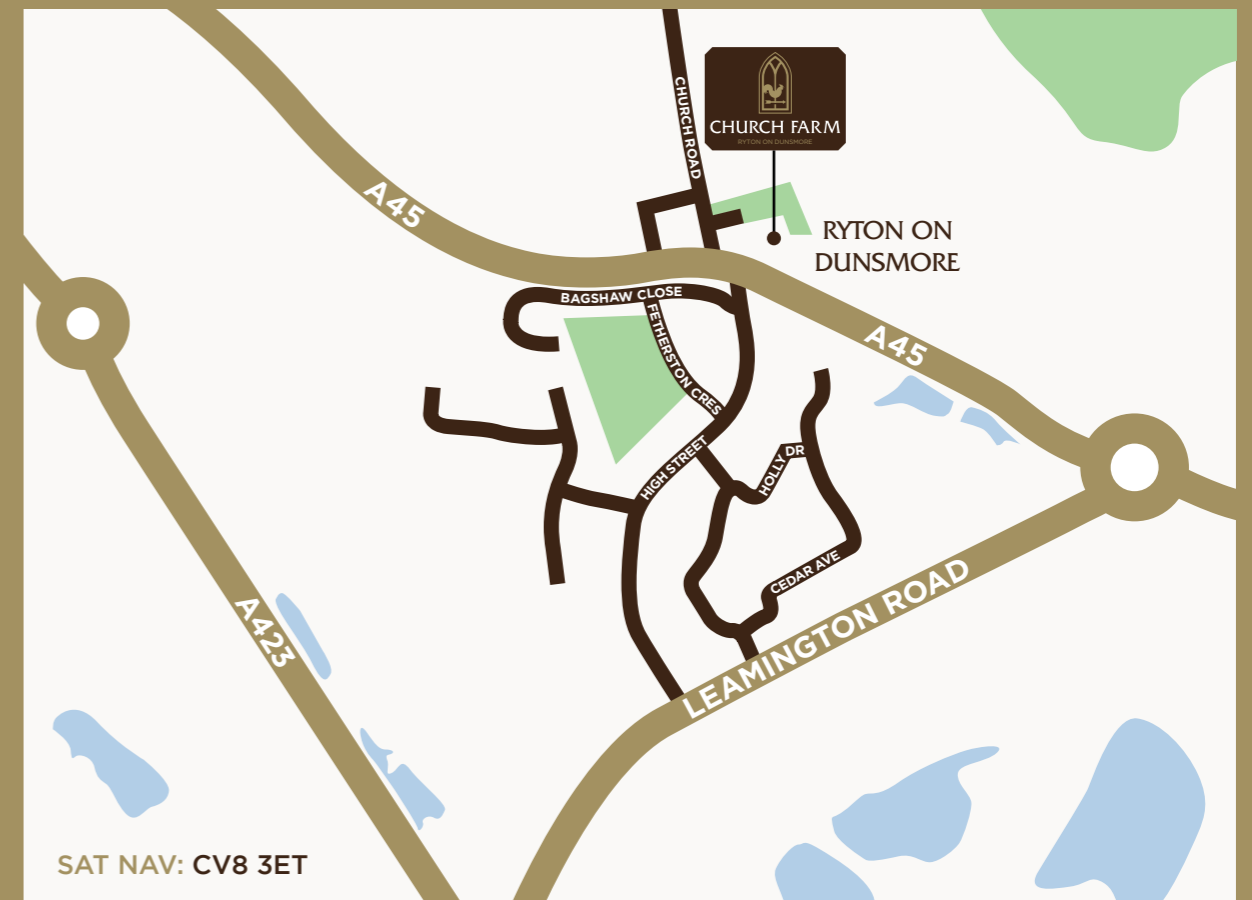
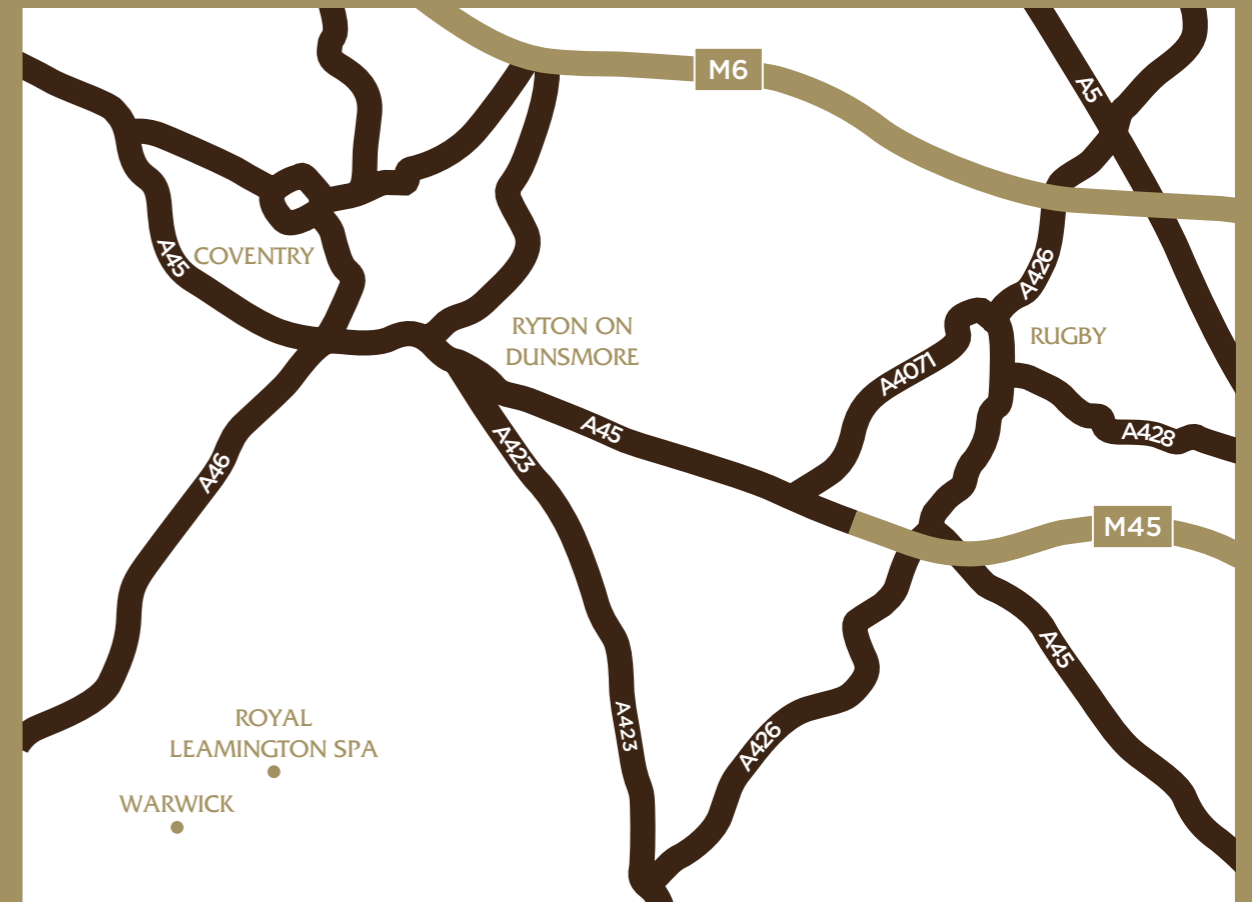
With ten local bus services you can get direct from Ryton-on-Dunsmore to Coventry, Leamington Spa, Rugby and many other villages and towns.

BY PLANE

Birmingham Airport is situated on the outskirts of Coventry via the A45, so it's very easy to get away for both business and pleasure.

BY TRAIN

Coventry is your nearest station. Typical journey times from there are:





TO ARRANGE A VIEWING

PLEASE CALL US ON

01926 881441



Connells

CONNELLS

7/8 Euston Place
Leamington Spa
CV32 4LL

EMAIL

Leamingtonspa@connells.co.uk

WEB

www.connells.co.uk



Artists perspectives and photographs used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary to make minor architectural changes, therefore prospective purchasers should check the latest plans with the selling agent. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Photographs are of similar recent developments, or from the manufacturers and suppliers of equipment and fittings. The agent for themselves and for the vendors of these properties whose agent they are give notice that: 1: These particulars do not constitute any part of any offer or contract. 2: All statements contained in these particulars related to the properties are made without responsibility on the part of the agent or the vendor. 3: None of the statements contained in these particulars relating to the properties and equipment are to be relied upon as statements of representations of fact. 4: Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements in these particulars. 5: The vendor does not make or give and neither the agent nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to these properties.