

Main Street, Bourton on Dunsmore, Rugby, CV23 9QX



**GUILD HOUSE**  
Estate Agents







Guild House estate agents are proud to offer for sale this impressive character property situated in the highly desirable village of Bourton on Dunsmore which nestles within the South Warwickshire countryside. Boasting around 1600 square feet of beautifully maintained accommodation, 'Gate Farm House' dates back as far as the late 1860's and retains a wealth of original features throughout. This gorgeous character home provides deceptively spacious and versatile accommodation across three floors and having been tastefully updated it offers the best of modern family living whilst retaining all of its historic integrity.

In brief the accommodation comprises: A large kitchen breakfast room with bespoke hand built oak and walnut kitchen. A comprehensive range of units complimented by light beige granite work surfaces, incorporating integral dishwasher, American style fridge/freezer, Rangemaster cooker and a large statement dresser. A beautiful archway with oak double doors lead through into a generous lounge and dining room which are separated by an 'inglenook' style brick built dual aspect fireplace with dual wood burning stove. Exposed original beams blend seamlessly with solid oak floors and feature oak staircase. Doors off to a cloakroom/w.c and utilities/boiler room are neatly tucked away. To the first floor the large landing leads off to the master bedroom which has views over the garden, an ensuite shower room and walk in wardrobe. There is a further good sized double bedroom with original feature fireplace and a spacious family bathroom on the first floor. Stairs lead up to the second floor where there are two bedrooms both featuring exposed original timbers. The landing benefits from enough space for a cloakroom to be installed should it be required. Internally the property further benefits from gas central heating and oak effect upvc double glazed windows and doors throughout. Externally the property doesn't disappoint either with a south facing rear garden which is fully enclosed by mature hedgerows, brick wall and brand new timber fencing. There is a large raised decked patio area and gated gravelled driveway with parking for 3 cars.

This gorgeous period property must be viewed to fully appreciate all it has to offer.



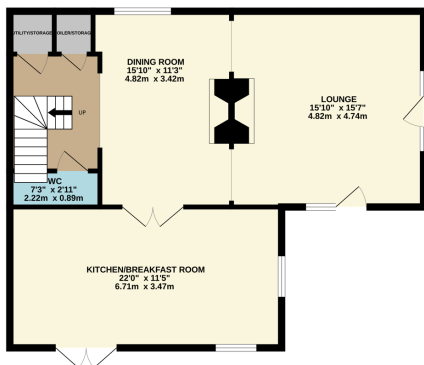


- SOUGHT AFTER VILLAGE LOCATION
- CHARACTER PROPERTY
- PERIOD FEATURES
- LARGE KITCHEN/BREAKFAST ROOM
- GENEROUS RECEPTION ROOMS
- GOOD SIZED GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- MASTER BEDROOM WITH EN SUITE AND WALK IN WARDROBE
- OFF ROAD PARKING
- NO ONWARD CHAIN
- EPC RATING TBC

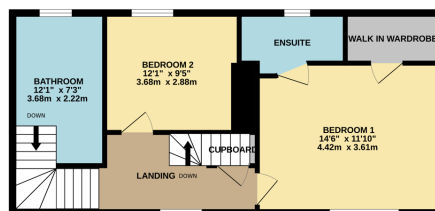




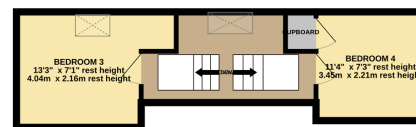
GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.