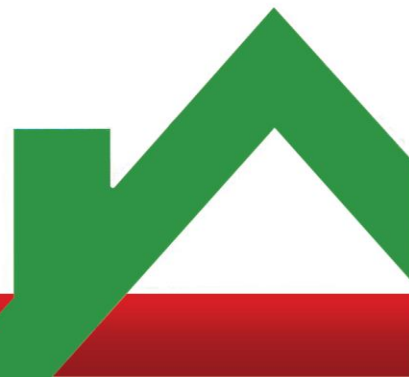




TANGLEWOOD

MAIN STREET
BOURTON-ON-DUNSMORE
Nr RUGBY
WARWICKSHIRE
CV23 9QZ

Guide Price £650,000



SITUATED WITHIN THE HEART OF THIS SOUGHT-AFTER WARWICKSHIRE VILLAGE.
EXCELLENT COMMUTER ACCESS IS AVAILABLE TO THE SURROUNDING M45/M1/A45 AND A46 ROAD
AND MOTORWAY NETWORKS.

A FOUR BEDROOM DETACHED CHALET STYLE HOME OFFERING VERSATILE ACCOMMODATION SUITED TO A GROWING OR EXTENDED FAMILY

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious four-bedroom detached chalet style home offering 250 sqm of versatile accommodation set over two floors with gardens extending to 0.45 acres.

The property offers excellent scope for further remodelling and development (subject to usual planning permission/conditions).

This picturesque and sought-after village was mentioned in the Domesday Book of 1086 and is located 5 miles south-west of Rugby town and 10 miles south-east of Coventry City Centre. There is a village hall and a grade II listed village church which dates back to the 13th century.

Nearby Dunchurch village offers a comprehensive range of amenities and facilities to include independent boutique stores and shops, restaurants, excellent schooling and convenient road and motorway access to the surrounding M1/M45/A45/A46 network.

Constructed of brick with a tiled roof, the property offers accommodation to comprise of an entrance porch, entrance hall, cloakroom/study, sitting room with feature open fireplace, dining room, fitted kitchen, utility room, ground floor bedroom four, refitted shower room and a lounge. This area of the house is ideally configured for extended/elderly family living.

To the first floor there is a landing, three double bedrooms, an attic room, walk-in laundry room and a refitted shower room.

The property benefits from gas fired central heating to radiators and Upvc double glazing (where specified).

Externally the property is approached via a tarmac driveway which in turn leads to a detached garage.

The front garden is laid extensively to lawn with mature hedging and trees to the side boundaries. The rear and side gardens are again laid to lawn with a patio area situated to the immediate rear and a variety of specimen shrubs and trees. There is a vegetable plot and greenhouse.

Offered with no onward chain, early viewing is considered essential.

Gross internal area: 234m² (2519ft²).

ENTRANCE PORCH

5' 1" x 4' 7" (1.55m x 1.40m)

With opaque part glazed timber front entrance door. Parquet flooring.

ENTRANCE HALL

13' 11" x 9' 0" (4.24m x 2.74m) leading to 23' 11" x 3' 6" (7.29m x 1.07m)

An 'L' shaped room with staircase off to the first-floor landing. Three wall light points. Electric storage heater.



CLOAKROOM/STUDY

6' 8" x 6' 0" (2.03m x 1.83m) With Upvc double glazed window to the side elevation.



SITTING ROOM

21' 9" x 15' 11" (6.63m x 4.85m)

A dual aspect room with views over the rear garden. Feature open fireplace with decorative surround and raised plinth to the side. Television aerial point. Two radiators. Coved ceiling. Upvc double glazed window to the side elevation. Upvc double glazed sliding patio doors opening onto the rear garden.



DINING ROOM

14' 5" x 10' 11" (4.39m x 3.33m) With Upvc double glazed window to the side and rear elevations. Parquet flooring. Three wall light points. Two radiators. Coved ceiling.



KITCHEN

13' 5" x 12' 0" (4.09m x 3.66m) Fitted with a range of base and wall mounted units to comprise of a one and a half bowl sink and drainer with mixer tap over. Adjoining work surfaces with coordinating part tiled walls. Integrated dishwasher and refrigerator. Free-standing electric cooker with extractor over. Ceramic tiled floor. Radiator. Upvc double glazed window to the side elevation.



UTILITY ROOM

13' 5" x 9' 2" (4.09m x 2.79m) Fitted with a range of base and wall mounted units to incorporate a stainless-steel sink and drainer with mixer tap over. Adjoining work surfaces with part tiled walls. Wall mounted gas fired central heating boiler. Upvc double glazed window and door to the side elevation.



BEDROOM FOUR

9' 11" x 9' 7" (3.02m x 2.92m) With Upvc double glazed window to the front elevation. Radiator. Coved ceiling.



LOUNGE

13' 5" x 13' 5" (4.09m x 4.09m)

With Upvc double glazed window to the front elevation. Radiator. Television aerial point. Electric storage heater. Coved ceiling.



GROUND FLOOR SHOWER ROOM

7' 3" x 5' 10" (2.21m x 1.78m)

Refitted with a modern white suite to comprise of a shower cubicle with electric shower over, wash hand basin, close coupled W.C. and a bidet. Fully tiled walls. Chrome heated towel rail. Upvc opaque double glazed window to the front elevation.



FIRST FLOOR

BEDROOM ONE

19' 8" x 11' 1" (5.99m x 3.38m) With Upvc double glazed window to the side elevation. Radiator. Four double built-in wardrobes providing shelving and hanging space. Eaves storage room.



BEDROOM TWO

14' 9" x 11' 9" (4.50m x 3.58m) With Upvc double glazed window to the front elevation. Radiator. Two eaves storage rooms.



BEDROOM THREE

13' 4" x 11' 8" (4.06m x 3.56m) With Upvc double glazed window to the side elevation. Radiator.



SHOWER ROOM

9' 10" x 5' 11" (3.00m x 1.80m)

Refitted with a modern white suite to comprise of a double shower cubicle with mixer shower over, pedestal wash hand basin and a close coupled W.C. Coordinating part-tiled walls. Radiator. Chrome heated towel rail. Recessed ceiling lights. Extractor. Two Upvc opaque double glazed windows to the side elevation.



EXTERNALLY

FRONT GARDEN

The open plan front garden is laid extensively to lawn with maturing trees and hedging to the side boundaries. Tarmacadam driveway leads to the double garage.



SIDE & REAR GARDENS

The side and rear gardens are laid to lawn with maturing specimen shrubs and trees to the boundary. There is a paved patio area to the immediate rear. Vegetable plot. Greenhouse.



DETACHED GARAGE

20' 10" x 18' 10" (6.35m x 5.74m)

With up and over door. Power and light connected.



ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC)

Tanglewood Bourton RUGBY CV23 9GZ	Energy rating D	Valid until: 20 November 2034
		Certificate number: 4434-5029-8409-0027-4296

Property type	Detached house
Total floor area	234 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

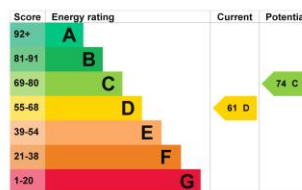
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

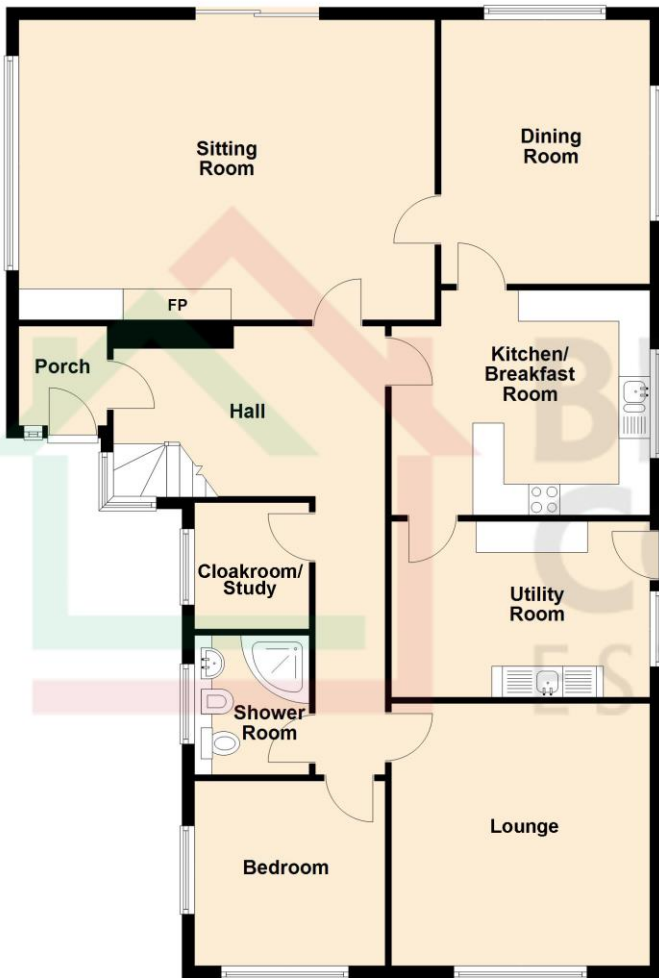
the average energy rating is D
the average energy score is 60



FLOOR PLAN

Ground Floor

Approx. 132.2 sq. metres (1423.5 sq. feet)



First Floor

Approx. 117.7 sq. metres (1267.3 sq. feet)



Total area: approx. 250.0 sq. metres (2690.8 sq. feet)



DIRECTIONS

Proceeding from our Rugby town centre office, continue along the A428 Lawford Road for 1 mile. At the traffic light junction turn left onto the A4071 and continue towards the A45. Turn left onto the flyover towards Princethorpe to then turn left at the junction onto the B4453 straight mile. Continue to turn left at the signpost to Bourton-on-Dunsmore and follow Main Street through the village. After the 'S' bend, the property can be located on the right-hand side.

VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

ASKING PRICE

Offers are invited at a **GUIDE PRICE OF £650,000.**



BROWN & COCKERILL PROPERTY SERVICES LIMITED have prepared these details in good faith from our own inspection and on information supplied by the seller. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL PROPERTY SERVICES LIMITED has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL PROPERTY SERVICES LIMITED do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

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