Modern and exclusive
development of
eight family homes

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.

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.
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.
## Holly

**GROUND FLOOR**
- Entrance Hall
  - 5.04m x 4.94m (16' 6"x 16' 2")
- Drawing Room
  - 5.88m x 4.3m (19' 3"x 13' 5")
- Family Room
  - 4.94m x 3.99m (16' 2"x 13' 1")
- Kitchen
  - 3.36m x 3.15m (11' 0"x 10' 4")
- Study
  - 2.13m x 2.13m max (7' x 7')
- Cloakroom
- Utility Room
- Bedroom 1
  - 5.23m x 4.31m max (17' 2"x 14' 2'')
- Family Bathroom
  - 4.94m x 3.47m max (16' 2"x 11' 5'')

**FIRST FLOOR**
- Bedroom 1
  - 5.23m x 4.31m max (17' 2"x 14' 2'')
  - En Suite
    - 2.13m x 2.5m (7' x 8' 2'')
- Bedroom 2
  - 5.04m x 4.94m (16' 6"x 16' 2'')
  - En Suite
    - 2.63m x 1.6m (8' 8"x 5' 3'')
- Bedroom 3
  - 4.94m x 3.47m max (16' 2"x 11' 5'')
- 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
  - 4.62m x 3.99m (15' 2"x 13' 1'')

## Grayling

**GROUND FLOOR**
- Entrance Hall
  - 4.94m x 4.2m (16' 2"x 13' 9'')
- Living Room
  - 4.73m x 4.62m (15' 6"x 15' 2'')
- 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 x 4.66m (16' 6"x 15' 1'')
  - En Suite
    - 1.89m x 1.6m (6' 2"x 5' 3'')
- Bedroom 2
  - 4.73m x 4.62m (15' 6"x 15' 2'')
  - En Suite
    - 2.54m x 1.59m (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 2.0m (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 3.9m (13' 5'' x 12' 10'')
- Kitchen/Breakfast Room: 5.25m x 4.81m (17' 3'' x 15' 9'')
- Study: 3.28m x 2.5m (10' 9'' x 7' 7'')
- Utility Room: 2.3m x 1.75m (7' 7'' x 5' 9'')
- Cloakroom: 1.8m x 1.55m (6' 0'' x 5' 1'')
- 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' 10'' x 6' 7'')

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**Foxglove**

**GROUND FLOOR**
- Lounge/Dining/Kitchen: 6.09m x 4.62m max (20' 0'' 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 2.51m 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'')
### 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 garages 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 TRAIN
Coventry is your nearest station. Typical journey times from there are:

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.
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