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Oxford Road
Ryton On Dunsmore CV8 3EA

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This impressive three-bedroom semi-detached home occupies a particularly generous plot in a stunning semi-rural setting, enjoying attractive countryside views and a wonderful sense of space and privacy. Approached via a sweeping shared driveway, the property is set well back and benefits from ample parking together with a substantial garage.

The accommodation offers an excellent amount of living space and a versatile layout. On entering the property, a welcoming hallway leads through to the main reception rooms. To the front is a spacious living room featuring an attractive bay window, while a further living room provides an additional reception space ideal for family life.

The kitchen sits at the heart of the home and leads through to the dining room, creating a sociable area for everyday dining and entertaining. Beyond the dining room is a bright sunroom with double doors opening out towards the garden, providing a lovely place to sit and enjoy the surrounding outlook.

Further practical ground-floor accommodation includes a useful utility room and a bathroom, while the large garage provides excellent storage and parking space and

Offering generous accommodation, a substantial plot, excellent parking, garage and beautiful surroundings, this is a fantastic opportunity for buyers looking for a family home in a particularly attractive and peaceful setting.

Avon View is situated on Oxford Road in the popular Warwickshire village of Ryton-on-Dunsmore, enjoying a semi-rural setting while remaining extremely well positioned for access to Coventry, Rugby and Royal Leamington Spa. The village sits amid attractive Warwickshire countryside and is particularly convenient for commuters, with the A45 close by providing excellent connections towards the wider motorway network, including the M1, M6 and M40.

Ryton-on-Dunsmore offers a good range of everyday village amenities, including The Co-operative Food, local shops and services, village pubs and community facilities. Families are well catered for with Ryton-on-Dunsmore PW CofE Academy located within the village, while a wider selection of schooling is available throughout the surrounding Warwickshire and Coventry areas.

For those who enjoy the outdoors, the area is surrounded by open countryside and is within easy reach of Ryton Pools Country Park, offering extensive green space, walking routes and recreational opportunities. Sports Connexion Leisure Club & Venue is also located within the village and provides further leisure facilities.

The property is particularly well placed for public transport, with bus stops on Oxford Road close to Avon View providing services towards Coventry and Rugby.

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Dimensions

GROUND FLOOR

Porch

2.08m x 0.89m

Hallway

2.21m x 2.01m

Living Room

34.75m x 4.34m

Kitchen

2.26m x 4.75m

Utility Room

1.52m

Bathroom

1.09m x 1.85m

Living Room

3.43m x 3.71m

Dining Room

3.02m x 3.51m

Sun Room

2.77m x 2.90m

FIRST FLOOR

Bedroom

3.51m x 4.32m

Bedroom

3.38m x 3.71m

Bedroom

2.24m x 3.73m

Bathroom

1.30m x 2.36m

Floor Plan



Total area: 1523.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

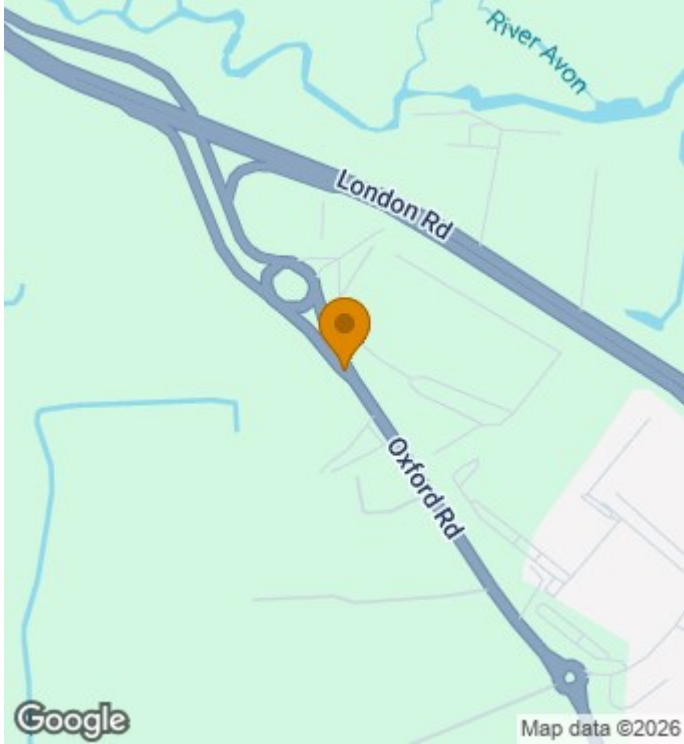
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

