8 TRINITY CLOSE
This substantial 5 bedroom new home is a recently renovated Farmhouse and the last plot remaining on the Church Farm development. Benefitting from the perfect mix of character features and the contemporary style of a low maintenance new build, this property will be perfect for any family.

The accommodation spans over 3 floors. The ground floor comprises of a large open plan kitchen diner, living room, study, WC, and a utility room which leads onto the two chamber cellar with exposed brick walls, steps, and solid oak hand rails.
The kitchen is fitted with shaker-style wall and base units, finished with black granite work tops. There is a full range of integrated Bosch appliances, including a double electric oven and microwave, a five ring gas hob, and a Worcester Bosch boiler.
Leading upstairs there are 3 double bedrooms on the 1st floor with a large family bathroom with ‘his and her’ style wash basin and vanity unit, as well as contemporary ensuites in both the master and second bedroom. On the second floor is another bathroom shared by two more bedrooms, both of which have exposed beams accentuating the character feel throughout.
Externally the property has a large driveway big enough for up to 6 cars as well as a detached double garage.
The 10th largest city in England, Coventry was the capital of England more than once in the 15th century and it’s heritage includes the Roman Fort at Baginton, Lady Godiva, St Mary’s Guildhall (where kings and queens were entertained) and three Cathedrals.

Coventry is situated 95 miles from central London, 19 miles from Birmingham, and 24 miles from Leicester. Coventry was the world’s first twin city, when it formed a twinning relationship with the Russian city of Stalingrad and is now twinned with 26 cities around the world.

Coventry Cathedral is one of the city’s key attractions having been built after the destruction of the 14th century Cathedral church of Saint Michael during the infamous Coventry Blitz during WWII.

Coventry motor companies have contributed significantly to the British motor industry. The city has two Universities, the city centre-based Coventry University and The University of Warwick on the southern outskirts.
Ryton village offers a number of local amenities including a village hall, church, two public houses, convenience store, hairdressers and butchers. Nearby you can visit Ryton Gardens, the UK’s leading organic growing charity which is situated on a 10 acre site where you can walk around the gardens, have lunch in the award winning cafe or visit the shop which has a great selection of plants, gardening essentials, organic food, wine and groceries.

The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby, Leamington and the city of Coventry.

The property is ideally placed for access to major road networks including the A45, M69 and M6. A high speed train service to London Euston is available from Coventry and Rugby which takes just under 50 minutes.
Trinity Close, Ryton on Dunsmore, Coventry
Approximate Gross Internal Area
Main House = 2994 Sq Ft/278 Sq M
Garage = 344 Sq Ft/32 Sq M
Total = 3338 Sq Ft/310 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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