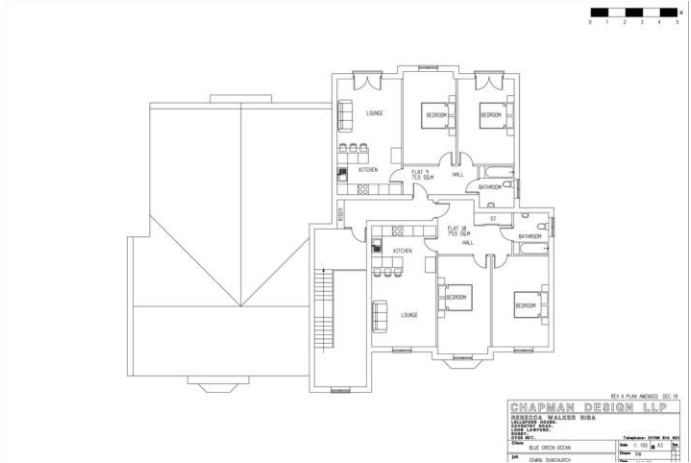


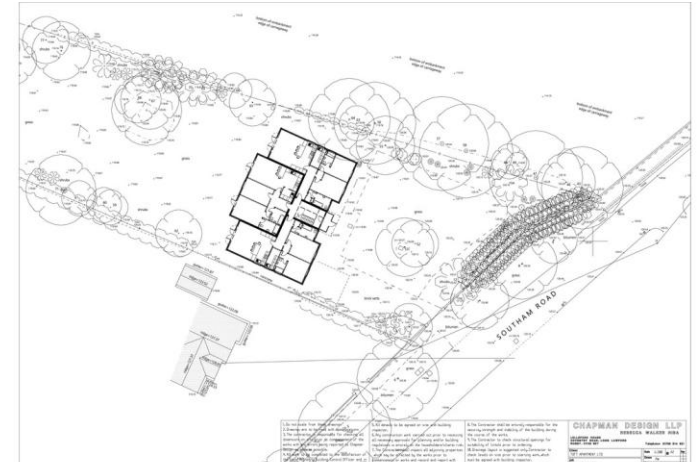


golf course. Also close by is Draycote Water - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching.

Dunchurch is home to Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools in the country, which also has a Montessori Nursery located within the grounds. There are two other schools within the village both with excellent grading; Dunchurch Infant and Nursery School and Dunchurch Boughton C of E Junior School.

The village is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry and Northampton.

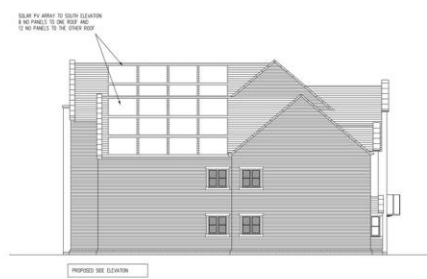




REV B ELEVATION AMENDED DEC 19
 REV A ELEVATION AMENDED DEC 19

CHAPMAN DESIGN LLP
 REBECCA WALKER RIBA
 LELEFORD HOUSE,
 COVENTRY ROAD,
 LONG LAWFORD,
 RUGBY,
 CV23 8DT.

Client: BLUE GREEN OCEAN
 Scale: 1:100 @ A3
 Drawn: RW
 Telephone: 01788 214 831
 Job: [REDACTED]



REV B ELEVATION AMENDED DEC 19
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements