

**7 Main Street
Stretton Under Fosse
RUGBY
CV23 0PF**

Offers Over £450,000



- **DETACHED COTTAGE**
- **BEAUTIFUL FITTED KITCHEN/DINING ROOM**
- **TWO DOUBLE BEDROOMS WITH ENSUITES**
- **LARGE REAR GARDEN AND AMPLE PARKING**
- **POPULAR VILLAGE LOCATION**

- **LOUNGE WITH ATTRACTIVE LOG BURNER**
- **DOWNSTAIRS W.C.**
- **OPEN COUNTRYSIDE VIEWS**
- **IMMACULATE THROUGHOUT**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A stunning, immaculately presented, two bedroom detached home, located in the village of Stretton Under Fosse. This property, originally a three bedroom cottage built in the 1880's, has been sympathetically extended and updated to a high standard by the current owner. There are now two double bedrooms to the first floor with refitted ensembles, and the ground floor now has an open modern kitchen/dining room, a utility room and downstairs w.c. The lounge has a feature fireplace with log burner. Other benefits include; gas central heating and upvc double glazing throughout, a landscaped garden which is not overlooked and has countryside views, off road parking for several vehicles and large shed.

The rural village of Stretton Under Fosse is within close proximity of Rugby, Coventry, and Royal Leamington Spa, and is well placed for road/rail networks. The village benefits from a local farm shop and Café whilst other amenities can be found in Brinklow, which is approximately two miles away, including general stores, a fish and chip shop, a doctors surgery, a first school, a preschool and a private nursery.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hall

Stairs rising to first floor. Radiator. Thermostat control. Oak glazed door into:

Lounge

16'8" x 14'5" (5.10m x 4.40m)

Window to front aspect. Radiator. Feature fireplace with log burner and tiled hearth. Glazed oak door to:

Kitchen / Dining Room

Dining Area

14'5" x 9'6" (4.40m x 2.90m)

Window to front aspect. Radiator. Ceramic tiled floor.

Kitchen Area

12'5" x 7'10" (3.80m x 2.40m)

Refitted with a range of bespoke base and tall units. Beech work surface space incorporating a ceramic one and a half bowl sink and drainer unit. Breakfast bar. Gas hob with extractor canopy over. Built in oven and grill. Integrated fridge/freezer. Integrated dishwasher. Built in wine rack. Tiled splash backs. Ceramic tiled floor. Recessed spotlights. Radiator. Window to front aspect. Opening through to:

Utility Room

Floor to ceiling storage. Beech work top. Space for a washing machine and tumble dryer. Wall mounted boiler. Radiator. Ceramic tiled floor. Extractor fan. Recessed spotlights. Upvc double glazed door to side. Oak door into:

Downstairs W.C.

Low level w.c. Wall mounted wash hand basin with mixer tap over. Ceramic tiled floor. Radiator. Recessed spotlights. Frosted window to rear.

First Floor Landing

Frosted window to side and rear. Radiator. Oak doors off to bedrooms.

Bedroom One

14'5" x 9'6" (4.40m x 2.90m)

Window to front aspect. Radiator. Fitted wardrobes.

Dressing Area

7'10" x 5'6" (2.40m x 1.69m)

Window to side aspect. Sliding oak door to:

Ensuite Shower Room

Refitted with a suite to comprise; corner shower cubicle with mixer shower, wall mounted wash hand basin, and a low level w.c. Tiled floor. Chrome ladder radiator. Recessed spotlights. Frosted window to side elevation.

Bedroom Two

11'9" x 11'3" (3.60m x 3.43m)

Window to front aspect. Radiator. Access to loft space. Fitted wardrobes. Sliding oak door to:

Ensuite Shower Room 2

Refitted with a suite to comprise; corner shower cubicle with electric shower, wash hand basin with vanity storage unit, and a low level w.c. Chrome ladder radiator. Recessed spotlights. Tiled floor. Window to side aspect.

Externally**Front Garden**

Gravelled area with off road parking for several cars. Large shed with power and lighting. Gated access.

Rear Garden

Not overlooked. Countryside views. Area laid to gravel. Steps down to lawn area. Raised patio area. Variety of shrubs, trees and flowers. Pathway leading to rear of the garden. Vegetable patch. Shed. Enclosed by picket fencing and brick wall.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D

Driveway (Information supplied by owner)

The whole driveway is owned by this property. There is an easement granted to the owner of no.9 Main Street. This provides access over the first section of the driveway so that they can access their parking space which they own and maintain. No commercial vehicles or caravans can be parked in the space belonging to no.9. To ensure access at all times to parking areas no vehicles should be parked on the first section of driveway.

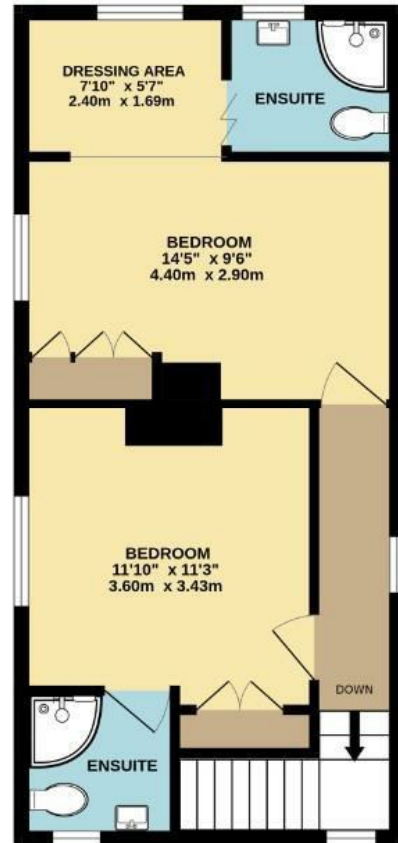
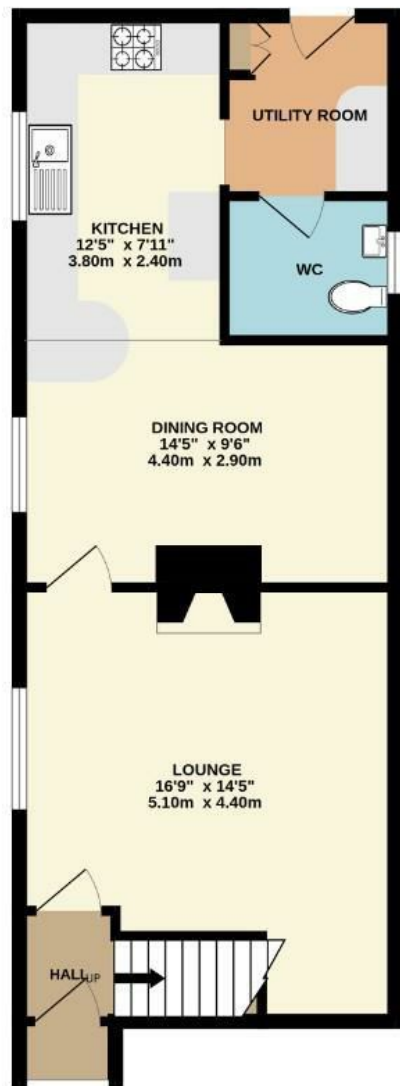






GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.