



Smeaton House
Smeaton Lane | Stretton under Fosse | Rugby | Warwickshire | CV23 0PS

SMEATON HOUSE



Set on the edge of the picturesque village of Stretton Under Fosse, Smeaton House is an exceptional Georgian-style residence that exudes elegance and charm. Combining the architectural symmetry of the Georgian era with modern design and convenience this is a home of scale, proportion and refinement.



KEY FEATURES

A Home of Distinction

Designed for both family life and grand entertaining, the property offers a wealth of space indoors and out. From its inviting reception rooms and luxurious bedrooms to the landscaped gardens and a garden cottage/annexe every element has been carefully considered to create a home of lasting appeal.

Interior Features

Reception Rooms

Step inside through the elegant entrance hallway and you are immediately greeted by light, space and refinement.

Three generously proportioned reception rooms provide versatility whether hosting formal dinners, creating a relaxed family lounge or enjoying a cosy winter retreat by the fire.

The Heart of the Home

At the centre of the property lies the open-plan kitchen, living dining space a true focal point for modern family life. With sleek cabinetry, premium appliances and space for both casual breakfasts and formal dining, this is a room designed to bring people together. Adjacent to the kitchen is the beautiful sun lounge/orangery with bi-fold doors which extend the living space into the garden offering seamless indoor-outdoor living in the summer months.

Working from home

The spacious home office is situated away from the main living areas providing a tranquil space to work from home or for to complete homework without any distractions.









SELLER INSIGHT

“ When we first set eyes on Smeaton House, we were immediately struck by its handsome exterior, its generous proportions, and the sense of space both inside and out. The semi-rural setting was exactly what we were looking for, close enough to reach everything we need on a daily basis, yet far enough away to enjoy all the best parts of country life.

This house became our first home together and a place we have carefully shaped as a couple. The kitchen has always been its beating heart, a welcoming space where we've cooked, baked, and entertained friends and family. Yet, as much as we love to host, we also treasure the quieter corners, whether that's retreating to the drawing room, curling up in our reading nook, or stepping straight onto the balcony to soak up the peace of the garden. Music flows through every space here, and for us, that seamless enjoyment has made the house feel truly alive.

Having our own endless pool, particularly in the summer when the doors open straight onto the garden, has been an incredible luxury. The separate garden cottage has also been a real asset, we've hosted friends from Scotland, family from Australia, and long-term tenants over the years. Most recently, we completely refurbished it, so it now serves as a warm and comfortable base for visiting loved ones.

We've taken great care to invest in the house, extending it in 2018 with the addition of the pool room and a beautiful orangery that spans the width of the home. Just last year we refurbished the kitchen, creating a space that feels as practical as it is stylish, and we've fitted new carpets throughout. Even the loft has been thoughtfully adapted, providing easy access storage, and the perfect home for my much-loved Christmas tree collection!

Outside, the garden is more than an outdoor space, it's our favourite "room" of all. Every corner has its own atmosphere: breakfast on the balcony, tea on the raised "bandstand," or a shady moment under the arbour. We've enjoyed growing in the greenhouse and tending the raised beds, while Ian has been happily occupied with his many tools and gadgets in the garage. Of course, the lawns more or less take care of themselves thanks to the robot mower.

Over the years, Smeaton House has played host to so many memorable moments. We married locally in 2017, with family and friends gathering here to celebrate. Countless parties, weekends of entertaining, and even a corporate away day, complete with food trucks, yoga and meditation on the lawn, have all added to the wonderful memories. Above all, what has always meant the most is hearing from guests how warm and welcoming the house feels, as we really have poured ourselves into creating this home together.

The sense of community along Smeaton Lane has only deepened our attachment to this place. From fresh eggs delivered by our neighbour Derek to local farm shops, pubs, and the excellent medical practice nearby, the area offers everything we've needed and more. For Ian, there are shooting clubs close at hand; for me, theatres and museums in London and Birmingham are within easy reach. With Birmingham Airport so accessible, travel has also been straightforward, a real bonus as we both often head overseas.

Leaving Smeaton House is a decision made purely on health grounds, and one we haven't made lightly. This has been our pride and joy since 2013, a home that has supported every aspect of our daily lives, a place to work, to relax, to gather with friends, and to retreat in quiet reflection. To the next owners, we wish you nothing but happiness here. We hope you will feel, as we have, that this is not just a house, but a home that gives back more than you could ever imagine.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Bedrooms & Private Retreats

Upstairs four generously sized bedrooms offer elegant sanctuaries for rest and relaxation.

- The principal suite boasts an ensuite bathroom, dressing room and ample storage, along with a generous balcony offering serene views over the gardens.
- A second ensuite bedroom offers flexibility for guests or older children.
- Two further large double bedrooms share a family bathroom each filled with light and character.









Wellness & Leisure

Rarely found in homes of this style, Smeaton House benefits from its own exercise swimming pool, perfect for morning workouts, family fun or private relaxation. This unique feature sets the home apart and adds a true sense of indulgence.





The Gardens & Grounds

Smeaton House is surrounded by mature landscaped gardens offering a mix of formal planting, open lawns and tranquil seating areas. The gardens have been designed to be enjoyed year-round, whether hosting summer gatherings, exploring nature with children or finding a peaceful corner for reflection.

The gated driveway provides ample parking with secondary gates leading to a substantial double garage, blending practicality with the grandeur of arrival.

Solar panels connected to the main house provide an efficient and environmentally friendly energy solution that enhances the home's efficiency and sustainability.



Garden Cottage

Adding further appeal a separate one bedroom garden cottage/annexe sits within the grounds. Complete with its own living space, kitchen and bathroom it provides exceptional flexibility:

- Independent accommodation for guests or extended family
- A private space for older children or au pair
- A professional standard home office or creative studio

This independent space offers both privacy and convenience, enhancing the versatility of the estate.





THE LOCATION

Location & Lifestyle

Stretton Under Fosse

Sitting within the heart of rural Warwickshire, Stretton Under Fosse is a village defined by its peaceful charm, leafy surroundings, and strong community spirit. Pretty cottages and open farmland characterise the landscape, while the village remains ideally positioned for those who want the tranquillity of the countryside with excellent transport links close at hand.

From nearby Rugby station, London Euston can be reached in around 50 minutes, making this an exceptionally convenient base for commuting to the capital, while Birmingham and Coventry are also easily accessible by road and rail.

Education

The area is home to a wide selection of highly regarded schools, catering for all ages and educational needs. Prestigious independent and grammar schools are within easy reach, including:

- Lawrence Sheriff School (boys' grammar)
- Rugby High School (girls' grammar)
- Bilton Grange Preparatory School
- Rugby School, one of the most famous independent schools in the world
- Bablake & King Henry VIII School

This wealth of choice ensures the very best education opportunities are available close by.

Malt Kiln Farm Shop

Adding to the area's appeal, the renowned Malt Kiln Farm Shop is just minutes away. Housed within charming converted farm buildings, it offers locally grown produce, farm-reared meats, artisan breads and seasonal delicacies. The adjoining café is a popular meeting place, offering everything from hearty breakfasts to afternoon tea overlooking the Warwickshire countryside.

A true local gem, Malt Kiln Farm is both a practical convenience and a leisure destination, reflecting the quality of lifestyle on offer in this sought-after area.

An Invitation to View

Properties of the calibre of Smeaton House are rarely available. To appreciate the true scale, quality and beauty of this Georgian-style home, a personal viewing is highly recommended.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – Main House D. Garden Cottage E.

Council Tax Band – F.

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains and solar panels.

Water Supply – Mains.

Drainage & Sewerage – Sewage treatment plant. There will be maintenance costs involved, please speak to the agent for further information.

Heating – Gas central heating and ground source heat pump.

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4+ cars. The property has access to an electric vehicle (EV) charging point.

Special Notes – The property benefits from 14 solar panels installed in November 2015 on the main house, which are owned outright by the current owners and connected to the national grid. The main house and Garden Cottage are connected to two separate sewage treatment plants. There may be a separate council tax liability for the Garden Cottage, and prospective buyers are advised to make their own enquiries. The property is subject to historic rights of way in favour of neighbouring land. Please speak to the agent for more information.

Directions

Postcode: CV23 0PS

Viewing Arrangements

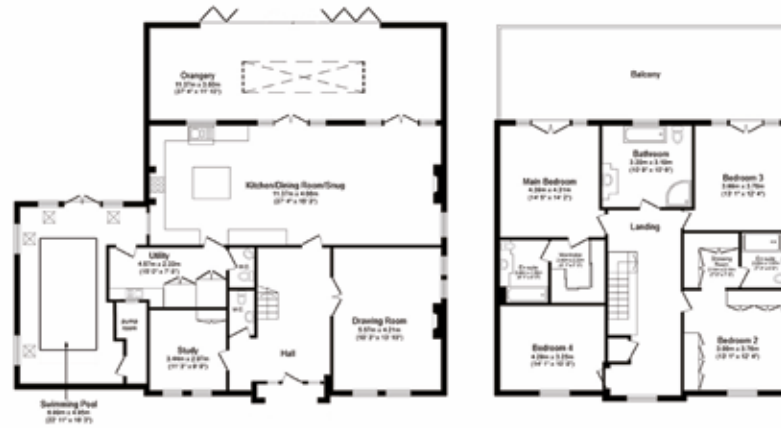
Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

Website

For more information visit www.fineandcountry.co.uk/rugby-estate-agents.

Smeaton House, Smeaton Lane, Rugby, CV23 0PS

Total floor area: 421.8 sq.m. (4,541 sq.ft.)



Ground Floor
Floor area 198.5 sq.m. (2,137 sq.ft.)

First Floor
Floor area 117.9 sq.m. (1,269 sq.ft.)



Annexe
Floor area 55.0 sq.m. (592 sq.ft.)

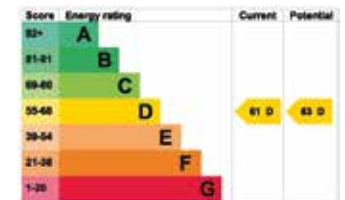


Garage
Floor area 50.4 sq.m. (543 sq.ft.)

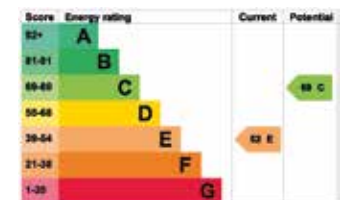
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Smeaton House



Garden Cottage



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

*We value the little things
that make a home*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby

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Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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