



House

# THE OLD SHOULDER BROOKSIDE, STRETTON ON DUNSMORE, RUGBY, WARWICKSHIRE,

Per Calendar Month

**£3,250 Per**

## FEATURES

- Former 1820 public house converted into a stunning detached family home
- Located in the highly sought-after village of Stretton-on-Dunsmore
- Exceptional open-plan kitchen/living/family area with German-engineered kitchen and quartz worktops
- Elegant lounge and formal dining room with fireplace and French doors to the garden



**newman**  
property experts

# 6 Bedroom House located in Rugby

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**01926 436111**  
[LEAMLET@NEWMAN.UK.COM](mailto:LEAMLET@NEWMAN.UK.COM)

Originally a public house dating back to 1820, The Old Shoulder has been transformed into a stunning detached home in the sought-after village of Stretton-on-Dunsmore. This beautifully refurbished residence blends period charm with contemporary living, offering generous accommodation and high-quality finishes throughout.

Entering through the original doorway, a sliding barn door reveals a bespoke glazed oak staircase leading to the upper floors. The family lounge and formal dining room, complete with fireplace and French doors to the garden, provide elegant spaces for relaxation and entertaining. Across the hall, the open-plan kitchen, living and family area forms the heart of the home. The German-engineered kitchen features quartz worktops, a central island, and premium integrated appliances.

The ground floor also includes a utility room, rear lobby/boot room, guest WC, and a separate entrance to the driveway. To the rear, a self-contained one-bedroom annex offers its own kitchen, living area, and shower room—ideal for guests, independent family members, or home working.

Upstairs, a light-filled landing with vaulted ceiling leads to the principal suite, complete with walk-through dressing room and a luxurious four-piece bathroom. Two further bedrooms and a

Council Tax Band  
**G**



Total floor area: 308.6 sq.m. (3,322 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor approximate. No details are guaranteed, they cannot be relied upon for any purpose

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.