



**Connells**

London Road  
Stretton On Dunsmore Rugby



## Property Description

Nestled away between the picturesque villages of Stretton on Dunsmore & Ryton on Dunsmore, this beautifully presented four bedroom detached cottage blends character charm with modern comfort. Set back from the road behind the large driveway and mature gardens the property offers a tranquil lifestyle within easy reach of Rugby, Leamington Spa and Coventry.

The ground floor features a spacious living room, open plan living dining room ideal for entertaining, a light and airy breakfast kitchen as well as a convenient utility and cloakroom. Upstairs the property maintains its cottage charm with three double bedrooms and a forth single bedroom as well as the modern family bathroom.

All this is set within the mature gardens boasting countryside views to the rear as well benefiting from a driveway and detached double garage. Boasting a newly fitted (2025) energy-efficient heating system HVAC heat pump.

## Approach

The property is set back from the road behind the driveway and generous lawned fore garden with a pathway to the front entrance.

## Entrance Porch

With double glazed windows to front and side elevation and a door to;

## Open Plan Living Dining Room

21' 1" x 11' 5" ( 6.43m x 3.48m )

Spacious open plan living dining room with

stairs rising to the first floor and incorporating two radiators, wood flooring, two double glazed windows to front elevation and doors off to the breakfast kitchen and lounge.

## Lounge

16' 2" x 11' 6" ( 4.93m x 3.51m )

Spacious, light and airy lounge including a feature fire place, a radiator, double glazed windows to front and side elevations.

## Kitchen

10' 3" x 12' 5" ( 3.12m x 3.78m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating sink and drainer unit. Integrated appliances include; an eye-level double electric oven, electric hob with cooker hood over, a washing machine and a dishwasher. Comprising a radiator, a double glazed window to rear elevation and a door to the utility.

## Utility Room

11' x 5' 4" ( 3.35m x 1.63m )

Fitted with base units and work surfaces over. Providing space for a fridge/freezer and comprising a double glazed window to side elevation and doors to the garden and downstairs cloakroom.

## Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C.

## First Floor

### Landing

Having an electric radiator, a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

### Bedroom One

11' 6" x 16' 2" ( 3.51m x 4.93m )

Generously sized double bedroom including a vaulted ceiling and double glazed windows to front and rear elevations.

### Bedroom Two

11' 6" x 10' 4" max into wardrobe ( 3.51m x 3.15m max into wardrobe )

Double bedroom having fitted wardrobes, a radiator, a loft hatch and a double glazed window to front elevation.

### Bedroom Three

10' 4" max into wardrobe x 11' 6" ( 3.15m max into wardrobe x 3.51m )

Double bedroom with a radiator, fitted wardrobes and a double glazed window to front elevation.

### Bedroom Four/Office

7' 3" x 5' 1" ( 2.21m x 1.55m )

With a radiator and a double glazed window to side elevation.

### Bathroom

Fitted with a four piece suite, having a wash hand basin, corner bath, separate shower cubicle and a low level W/C. With partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

### Outside

### Rear Garden

The property's mature gardens are a true highlight offering a variety of fruit-bearing trees including cherry, apple and pear trees, as well as raspberry and blackberry bushes and many more. Within the gardens are three sheds, two wood stores, a cabana, a summerhouse and a greenhouse. Being mainly laid to lawn this well established and beautifully maintained garden offers a delightful backdrop for family life. We understand from our sellers the garden is approx. half an acre.

Currently, one of the brick woodshed is being converted into a second garden office with power and light and due to be completed by mid-January.

### Driveway

Driveway parking to the front of the property providing off road parking for several cars.

### Double Garage

18' 3" x 16' 8" ( 5.56m x 5.08m )

Detached double garage with Epoxy coated floor and power, light and an up and over door.

### Agents Notes

We understand from our vendors a new energy-efficient heating system has been fitted in 2025 with HVAC heat pump, new radiators and pipes.









**Ground Floor**

**First Floor**

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EPC Rating: F    Council Tax  
 Band: G

Tenure: Freehold

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