



Cherry Tree, Frankton Lane, Stretton On Dunsmore, CV23 9JQ

HOWKINS &
HARRISON

Cherry Tree, Frankton Lane,
Stretton On Dunsmore, Rugby,
Warwickshire, CV23 9JQ

Guide Price: £750,000

A beautifully presented detached bungalow with three bedrooms situated on a 0.66 acre plot on the edge of the popular village of Stretton on Dunsmore. The property further benefits from a garage, carport and large workshop/gym and offers development opportunity subject to obtaining the relevant planning permissions.

Features

- Semi rural location
- 0.66 acre plot
- Three double bedrooms
- Principal bedroom with en-suite
- Open plan sitting room and lounge
- Separate dining room
- Mature gardens
- Conservatory
- Sought after location
- Garage and carport
- Large workshop/gym



Location

Stretton on Dunsmore is a sought after village with two public houses, a doctors' surgery with a dispensary and a well regarded primary school with pre-school and after school clubs, along with a nursery for younger children. The village boasts a large general store which includes a Post Office and off-licence and acts as a focal point for village information. The parish church has regular services and a number of associated activities such as a bell ringing and Sunday school. The village hall provides a hub for social events and is regularly used for meetings, entertainment, exhibitions and community functions. There are two recreation areas which include a play space for young children, cricket and football pitches, and a skate-board park. There is a regular bus service to Coventry, Rugby, Leamington and the surrounding villages and there is even a garage for servicing and MOTs. The property is very well situated for access to the major road networks including the M1, M6 and M42. Rugby and Coventry, both about twenty minutes away, have high speed rail services to London from Rugby taking just under 50 minutes.



Living Accommodation

A UPVC door provides access to an open plan entrance hall, which opens into a sitting room and lounge, both of which have lovely bay windows overlooking the front aspect. The sitting room features a brick-built chimney breast with coal effect gas fire inset, ceiling rose and a further window overlooking the side aspect. Accessed from the open plan entrance hall with exposed timbers, the lounge has wooden panelling to some of the walls along with an attractive, exposed stone feature wall below the bay window and to the chimney breast, which has a beautiful fireplace with electric fire inset and granite hearth, providing a welcoming focal point to the room. Sliding patio doors provide access to the conservatory, with ceiling fan and double doors to the garden. An inner hall has double oak doors which lead to the remaining accommodation, including the dining room which features ceiling timbers and has doors leading to the kitchen and bathroom, which is fully tiled and fitted with a panelled bath with shower over and chrome and glass shower screen, wash hand basin and WC. There is a useful storage cupboard adjacent to the bathroom. The kitchen offers numerous wall and base cream shaker style cabinets, incorporating numerous drawers, larder units and glass fronted display cupboards, with complementary granite work surfaces over. There is a Belfast sink and space with plumbing for a washing machine, tumble dryer and an American style fridge/freezer, with appliances to include a Belling range cooker with extractor hood above. A UPVC door provides access to the front of the property and French doors lead to the rear patio area.





Bedrooms

There are three spacious double bedrooms. The principal bedroom benefits from dual aspect windows overlooking the front and side aspect, which afford plenty of natural light, and its own en-suite which is fully tiled and fitted with a shower with chrome and glass enclosure, wash hand basin and WC. Bedroom two, also boasting dual aspect windows, is fitted with modern cream high gloss wardrobes with complementing drawers, shelves and a study area, with bedroom three also benefitting from built-in wardrobes and an airing cupboard. Bedrooms two and three are located to the rear elevation and overlook the attractive rear garden.



Outside

The property is approached via a block paved driveway, which leads to double wrought iron gates beyond which, the block paved driveway extends round to the side of the property where there is parking for several vehicles. A block paved path continues across the front of the property and around to the side elevation. The front and side gardens are mainly laid to lawn, bound by attractive white fencing, in front of which are mature trees. To the right side of the property there is a five-bar gate which leads to an additional strip of land. A further gate leads to the rear garden which has a split-level patio area laid to Indian Sandstone, which provides an ideal space for outdoor dining and entertaining, with a further lawned area and a planted raised border edged with stone. There is a 53.5 Sq metre (576 Sq Feet) steel framed outbuilding/workshop which would make an ideal gym or could be converted into a home office, subject to obtaining relevant permissions. An additional gate leads to a parking area in front of an open car port which is attached to the garage.





Viewing

Strictly by prior appointment via the selling agents. Contact Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

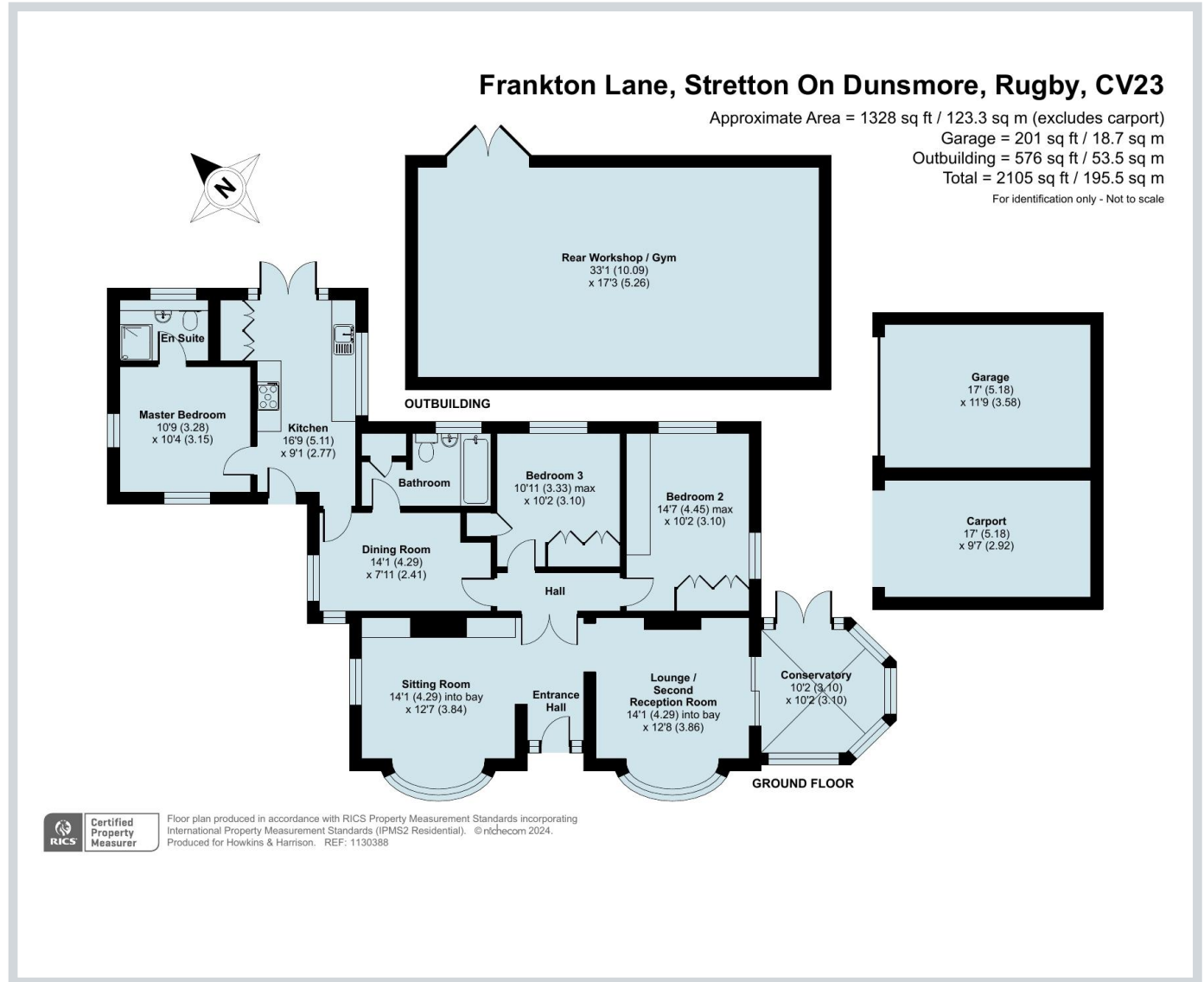
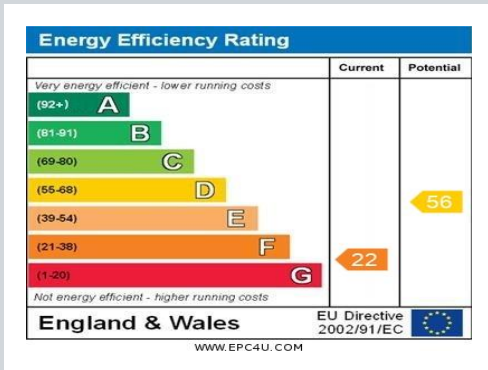
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – F.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.