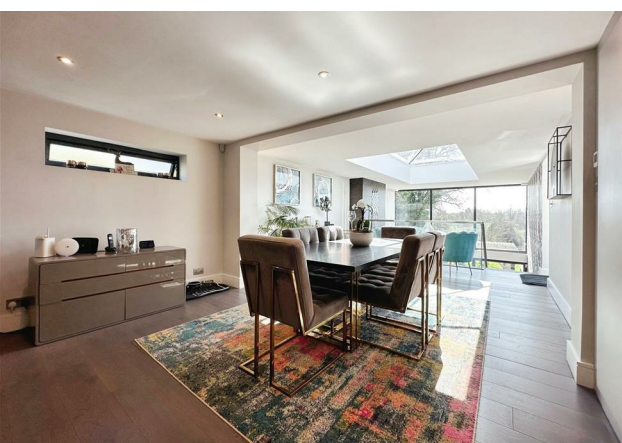


RUGBY LANE, STRETTON ON DUNSMORE

complete ● ● ●
SALES & LETTINGS





Discover a truly exceptional property! This unique contemporary home boasts stunning southerly views, spanning across 3.89 acres of beautifully landscaped garden and agricultural land. A must-see for those seeking something truly special. The accommodation includes a welcoming entrance hall, a spacious kitchen/dining room, utility room, pantry, a bright living room, formal dining room, office/snug, guest bedroom with ensuite, shower room, and an additional double bedroom.

On the lower ground floor, you'll find a family room with spectacular views that open onto a patio area. The third floor offers three more bedrooms, including the master suite with a dressing room, a second double bedroom with an ensuite bathroom and balcony, a single bedroom, and the primary bathroom. Ample parking is available at the front of the property, featuring a double garage and a driveway that accommodates multiple cars. The mature gardens at the rear of the property offer a serene private lake, a paddock, and tiered patio areas perfect for outdoor entertaining.

It's In The Detail...

Fosse Bank is a remarkable & distinctive property nestled in the charming village of Stretton-on-Dunsmore, ideally located between Rugby and Leamington Spa. Occupying a tranquil, private position on Rugby Lane, this beautifully extended home combines a harmonious blend of modern design and traditional architectural features, all set against the backdrop of expansive south-facing views across gardens, grounds and a lake.

The property offers a range of versatile living spaces, with two ground-floor bedrooms and three additional bedrooms on the first floor. Three of the five bedrooms boast luxurious ensuite bathrooms, while a convenient ground-floor shower room serves the rest of the home.

At the heart of the property is a stunning contemporary kitchen, complete with two islands, premium appliances, and a glazed canopy above. The living spaces include a mezzanine and lower-level sitting room, featuring a striking chimney breast and a modern, glass-fronted gas fire. The secondary sitting room and dining room both make the most of the south-facing aspect, offering an abundance of natural light and sweeping views. Further enhancing the living experience is a large home office and relaxation room plus a utility room, and pantry.

For those who enjoy outdoor living, the property is surrounded by nearly 4 acres of beautifully planted gardens and pastureland, with a private, spring-fed fishing lake as its centerpiece. The gardens feature a blend of wildflowers, wet meadow flowers, and a newly planted woodland area with 180 native species, including oak and lime trees, there are also some small lambing sheds and a boathouse. The extensive terracing—split into lower, middle, and upper levels—is ideal for summer entertaining, complete with recessed lighting, power for a hot tub, and a professionally installed power supply for additional outdoor amenities.

Ample parking is available for multiple vehicles in the gravel front courtyard and a double garage.

Services, Utilities & Property Details

Utilities – The property is connected to mains gas, electricity, water, drainage, and BT Fibre broadband. Additionally, it has solar panels that are fully owned, significantly reducing electricity costs and providing benefits from feed-in tariffs.

Broadband Availability – The area is serviced by ultrafast broadband (FTTP).

Security – The property is equipped with an advanced security system.

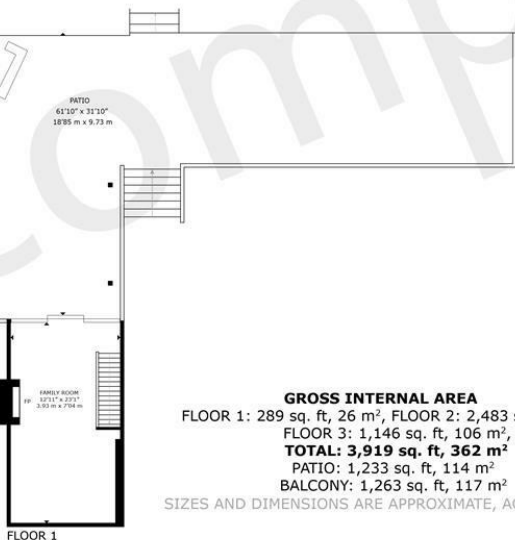
Smart Home Features – The heating, hot water system, dishwasher, and two Neff Ovens & Microwave are all controllable via a smart device app.



Location

Stretton on Dunsmore is situated just to the east of the Fosse way in Warwickshires picturesque rolling countryside. The village has an attractive community with general stores, doctors surgery, post office and a highly regarded primary School. A short drive away there are numerous state, private and grammar schools, including Rugby and Princethorpe public schools, Rugby grammar school and Bilton Grange Prep school. The village has excellent access links with the M69 and M45 leading to the M1 north and south and the M40 at Gaydon. Intercity trains run directly to London Euston from Rugby and Coventry and Birmingham International airport is approximately 18 miles away.



**GROSS INTERNAL AREA**

FLOOR 1: 289 sq. ft, 26 m², FLOOR 2: 2,483 sq. ft, 230 m²

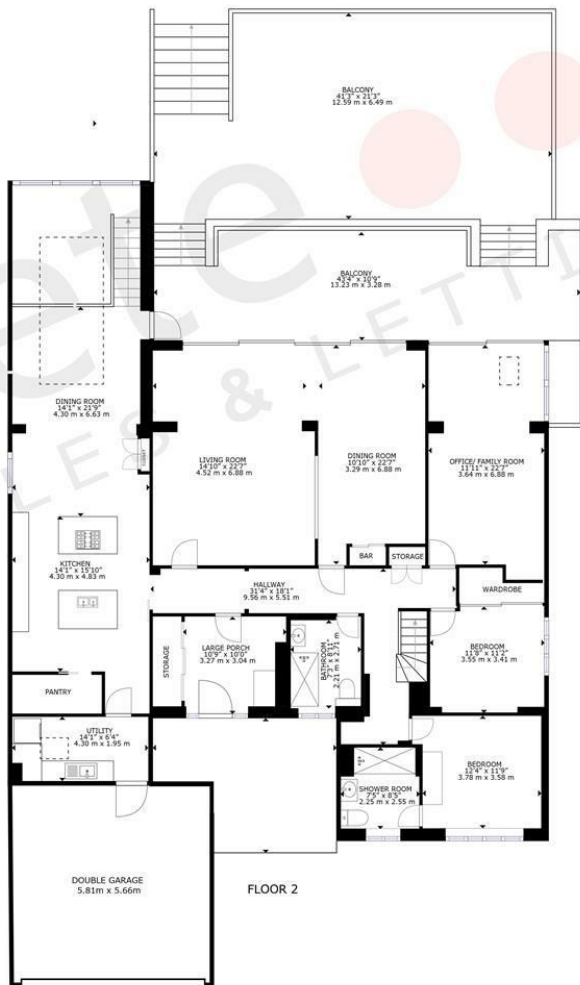
FLOOR 3: 1,146 sq. ft, 106 m²,
TOTAL: 2,919 sq. ft, 269 m²

TOTAL: 3,919 sq. ft, 362 m²

PATIO: 1,233 sq. ft, 114 m²
BALCONY: 1,262 sq. ft, 117 m²

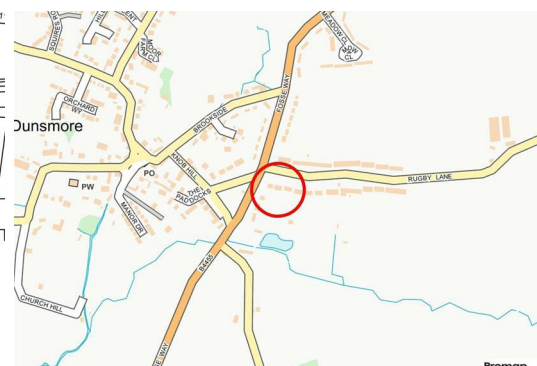
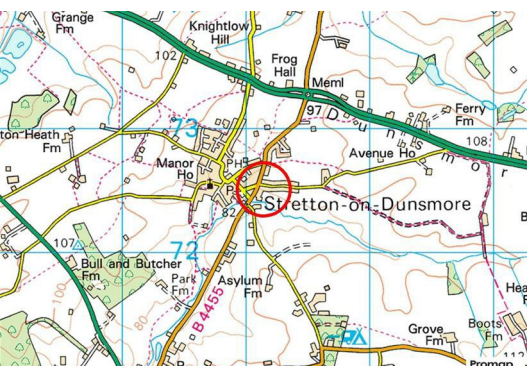
BALCONY: 1,263 sq. ft, 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- 5 Bedrooms & 3 En-Suite Bathrooms Plus Shower Room
- Double Garage & Ample Parking
- South Facing Landscaped Gardens With Outstanding Views
- Close to Private, Grammar & State Schools
- Electrically Operated Gated Entrance
- 3.89 Acres Of Land Plus Fishing Lake
- Beautiful Warwickshire Village Location
- Excellent Motorway Links
- Tiered Rear Terrace
- Paddock At The Rear



RUGBY LANE, STRETTON ON DUNSMORE

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92+) | 83 |
| B (81-91) | 83 |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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