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Knob Hill, Stretton On Dunsmore
Offers Over £650,000

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Knob Hill, Stretton On Dunsmore, Stretton On Dunsmore

A beautifully presented Victorian detached country home, originally formed from two cottages, set in an elevated position at the heart of the highly sought-after village of Stretton-on-Dunsmore. This charming residence effortlessly combines period character with modern family living, showcasing a wealth of original features including exposed brickwork, timber beams, and characterful fireplaces. The spacious accommodation comprises a welcoming reception hall with a study nook, a cosy lounge with a wood-burning stove, and a characterful dining kitchen complete with an AGA. There is also a practical utility room and a guest WC on the ground floor. Upstairs, the home offers four well-proportioned bedrooms and two stylish bathrooms, all finished to a high standard. Outside, the property enjoys a beautifully landscaped garden, a detached brick garage, two dedicated parking spaces, and an additional gated parking area. Stretton-on-Dunsmore is renowned for its strong community spirit and offers an array of local amenities, including a shop/post office, active village hall, a welcoming village pub, and an Ofsted-rated 'Outstanding' primary school—making this the perfect place to call home.

It's in the details...

Reception Hall

A beautifully painted timber entrance door leads into the hallway fitted with door matting, a radiator and some half-height panelling. There's an open doorway through to the central reception hall, with a continuation of the oak flooring, a style fireplace with decorative cast-iron stove and beautiful exposed beams. There is some detailed half-height panelling. There's a hardwood double glazed window and an under-stair storage with a timber door. Oak glazed door leads to the living room, timber door through to the guest WC and timber door through to the kitchen diner. A nook- perfect for an office area.

Guest WC

Well appointed with limestone flooring, floating handbasin with Victorian style mixer taps, concealed waste toilet and a radiator. Down-lights, an extractor and some decorative panelling. There is a recess with a shelf.

Living Room

This wonderful space has a manor house feel, with a brick-built inglenook-style fireplace, with wood-burning stove and a brick hearth. There is oak flooring, fitted cabinets, exposed beams, down-lights and the radiator. There is exposed brickwork, two hardwood double glazed windows to one elevation and timber double glazed French doors to the patio with side matching windows.



Kitchen Diner

A wonderful country kitchen with stunning limestone flooring, an in-frame painted kitchen with antique-style door handles and cup handles. There is beautiful oak worktops and a fantastic statement beam above the gas Aga. There is a butler's sink with surface mounted mixer tap, there is a fitted dishwasher, there is plate storage, a pullout large ladder cupboard, a wonderful drawer unit with oak worktops and a fitted fridge freezer. As an array of downlights, beautiful exposed beams and there are two hardwood double glazed windows to the front. There's a large area for a dining table, which has a pendant light. Two radiators and a door lead to the utility.

Utility

With Flagstone style flooring, fitted country cream units with a timber worktop. There is a one and a half bowl stainless steel sink, with mixer tap, fitted washing machine, and a cupboard housing the Worcester Bosch gas boiler. There is a hardwood doubled glazed window and an oak split barn door to the outside. Down-lights.

Landing

Freshly decorated landing with exposed beams, two Velux windows and high-level ceilings. There are timber doors through to the bedrooms and split doors to the family bathroom. A timber door to the storage cupboard, radiator and downlighting.

Bedroom One

This Room has interested architecture as the ceiling slopes into the roof space with downlighting. There are two double fitted wardrobes, a radiator, two hardwood double glazed windows and an oak door to the en-suite.

En-Suite

With a tiled quadrant shower enclosure with a mains shower and opening glass doors. There is a concealed waste toilet unit, with vanity storage, a granite worktop, sink and mixer tap. There is down-lighting, an extractor and a chrome towel radiator.

Bedroom Two

A spacious bedroom with exposed beams, a fitted wardrobe that has the original front door of one of the original cottages. There is a radiator, down-lights and a hardwood double glazed window.

Bedroom Three

A spacious bedroom with two built-in timber wardrobes, exposed beams, downlights, a radiator and a hardwood double glazed window with a view of the garden.

Bedroom Four

A good size 4 bedroom with oak flooring, a decorative fireplace, recess shelving, exposed beams, down-lights, a radiator and a hardwood double glazed window overlooking the garden.

Bathroom

With limestone effect porcelain tile flooring and a four-piece fitted Victorian style bathroom, which includes a clawfoot roll top bath with Victorian chrome mixer tap and a handheld shower attachment. There is a toilet, hand basin with chrome taps and a step-in tiled shower, with a mains rainfall shower with a handheld attachment. There is half-height panelling, wall lights, downlights and a high-level Velux window.

Rear Garden

An attractive garden, with a lot of landscaping, which includes plenty of patios and retained lawn areas with a sunken area for a trampoline. There's a pathway that leads to the timber gate to the gravel parking area and the garden is enclosed with timber fencing and hedgerows. There was a door through to the detached brick-built garage.

Garage

A pitched roof brick-built garage, with eaves storage. There's a timber window,



electrics and lighting. Timber opening garage doors.

Parking

There are two tarmac parking spots with a further gated parking area with gravel.

Location

Located on Knob Hill, which is very central in the sought-after village of Stretton-On-Dunsmore, which offers a public house- The Oak and Black Dog, a doctors surgery & dispensary. Knightlow Primary, which is recognised as Outstanding by Ofsted, with pre-school and after-school clubs, also a nursery for younger



children. There is an excellent local shop/post office, an attractive Church and a very active village hall & community spirit -playgroups, Cubs, Scouts, theatre groups and plenty of organised events such as duck racing and village fairs. Catchment for both grammars in Rugby, Trinity in Leamington, Bilton, Southam College, and North Leamington School, a Private school in Princethorpe in the next village. There are playing fields for cricket and football. Great bus service to Leamington, Rugby & Coventry. The village also has a garage for car work and surrounding beautiful countryside with extensive bridleways. Rugby has a high-speed direct Virgin train service to London Euston, which averages 50 minutes.



complete
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 827 sq. ft, 77 m², FLOOR 2: 723 sq. ft, 67 m²
TOTAL: 1,550 sq. ft, 144 m²
EXCLUDED AREAS: GARAGE: 185 sq. ft, 17 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
T: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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