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Brookside
Stretton On Dunsmore CV23 9NH

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A Rare Opportunity in the Heart of Stretton-on-Dunsmore

A fantastic opportunity to acquire The Old Dairy, a unique and beautifully presented split-level residence that has been thoughtfully extended and upgraded to an exceptional standard throughout. Set in the highly desirable village of Stretton-on-Dunsmore—renowned for its charming community, excellent local amenities, and well-regarded schools—this home offers the perfect setting for families and retirees alike.

Having undergone extensive renovation in recent years, this spacious detached property features three generously sized double bedrooms and a fully self-contained annex, ideal for multi-generational living or guest accommodation.

Accommodation Overview:

The main entrance opens into a welcoming hallway with a guest WC and storage cupboard. A striking open-plan dining hall leads to a spacious living room with a feature fireplace and stunning rear views. The modern, fully fitted kitchen includes integrated appliances, while the stylish family bathroom offers both a bathtub and double shower.

The three double bedrooms include a luxurious master suite with its own en-suite shower room and private balcony overlooking the rear garden.

On the lower level—accessible from the dining hall—you'll find a versatile lobby area, laundry/ironing room, garden storage, a study, a shower room with WC, and the self-contained annex. The annex enjoys its own private entrance and includes a kitchenette/utility area and a large bedroom/living space with views across the garden.

Outside:

The property is set on a substantial and beautifully landscaped plot, accessed via a widening driveway with gated entrance. Ample parking is available, along with well-maintained lawns, mature trees, planting beds, and a charming outdoor entertaining area. A picturesque stream runs through the garden, adding to the idyllic countryside setting.

LOCATION

Stretton-on-Dunsmore is a charming, historic village in Warwickshire, ideally situated just off the A45 (London Road) and the B4455 (Fosse Way). The location offers excellent connectivity to nearby towns, including Leamington Spa, and is close to neighbouring villages such as Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore, and Wolston.

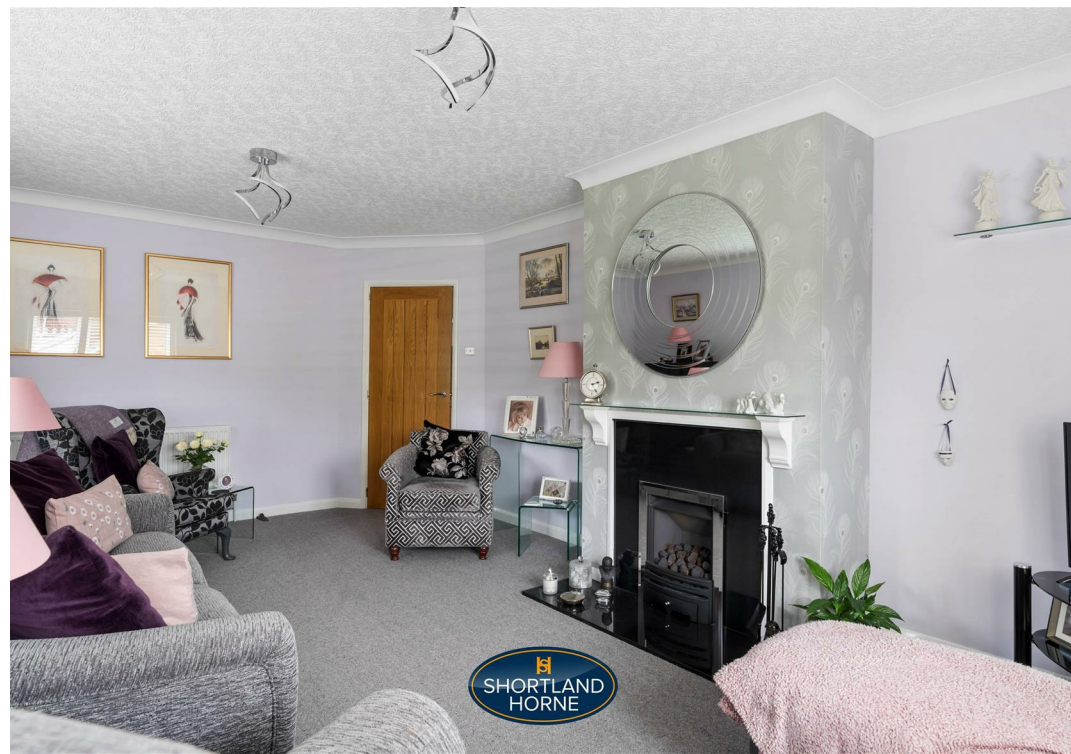
The village boasts a wide range of amenities, including the popular public house The Oak and Black Dog, a well-regarded doctor's surgery with dispensary, and Knightlow Primary School—rated Outstanding by Ofsted—which also offers pre-school and after-school clubs. There is also a dedicated nursery for younger children.

Other local highlights include a well-stocked village shop, a beautiful church, and a lively village hall that hosts a variety of community activities such as playgroups, Cubs, Scouts, and theatre groups—reflecting the area's strong community spirit.

Public transport is readily available, with an excellent bus service from the village centre—just a short walk from the property—offering convenient routes to Leamington Spa, Rugby, and Coventry.



selling quality
property since 1995







Dimensions

GROUND FLOOR

Entrance Hallway

Dining Room

5.16m x 4.60m

W/C

Kitchen

4.50m x 3.68m

Living Room

5.82m x 4.06m

Balcony

Bedroom

4.09m x 2.13m

Bedroom

3.58m x 2.74m

Bedroom

4.62m x 3.61m

En-Suite

Bathroom

2.87m x 2.34m

LOWER GROUND FLOOR

Study

2.06m x 1.83m

Utility Room

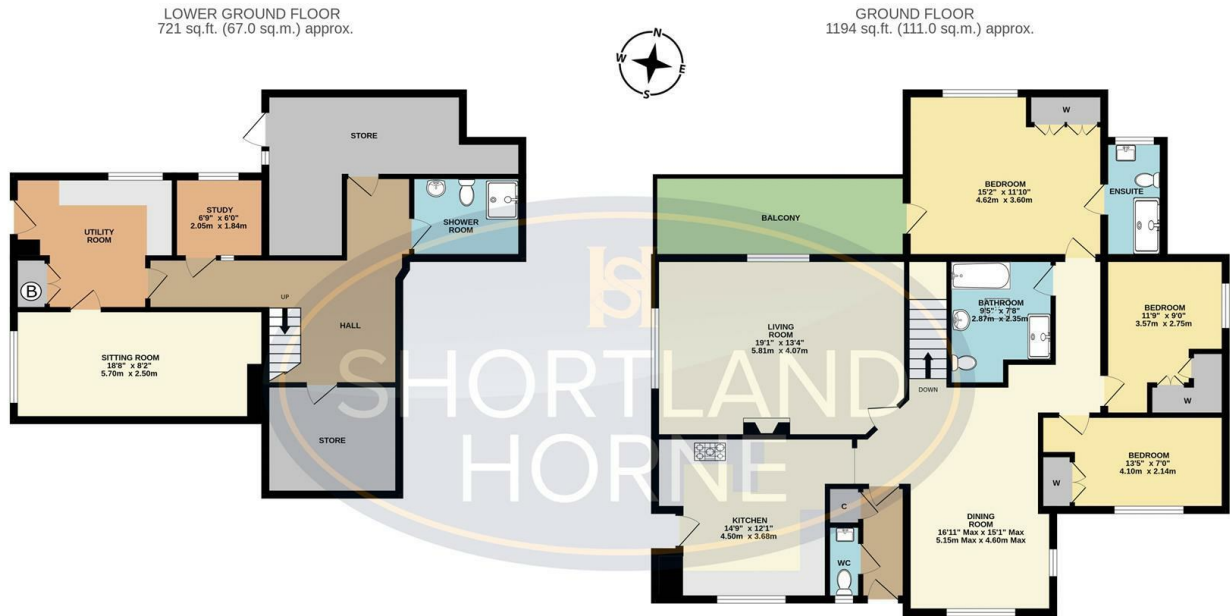
Sitting Room

5.69m x 2.49m

Store Rooms

Shower Room

Floor Plan



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Total area: 1915.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

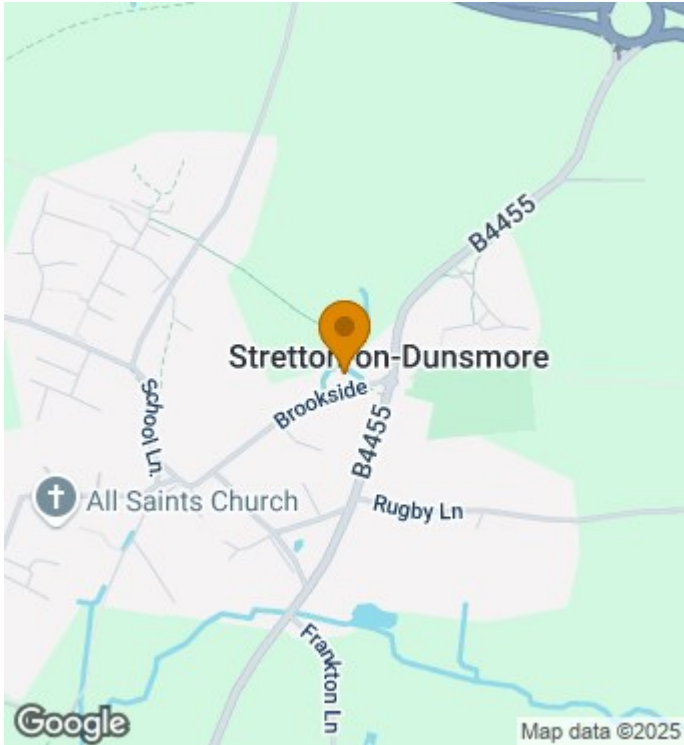
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

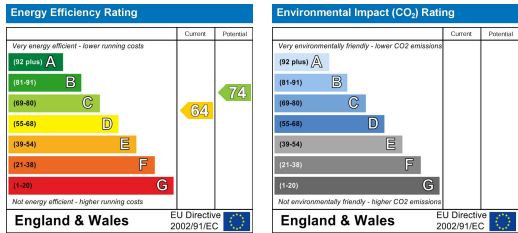
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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