



EDWARD KNIGHT
ESTATE AGENTS

5A THE PADDOCKS, STRETTON ON DUNSMORE, RUGBY, CV23 9NW

£400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale a unique opportunity to purchase a sizeable, detached bungalow in one of the area's most sought after villages, Stretton on Dunsmore. Situated on a quiet, private road in the heart of the village, this property boasts well-tended gardens and off road parking in a quiet cul de sac location with picturesque views to its Southerly aspect.

In brief the accommodation includes a spacious and bright entrance hall, large living room with feature fire place and views across the neighbouring paddock, spacious kitchen dining room, oversized utility room with cloakroom, three well-proportioned bedrooms and a fantastic spacious bathroom with separate shower and corner bath.

This detached residence would make a fantastic family home or retirement property given the excellent amenities available within Stretton on Dunsmore village, all of which are just a stone's throw away. The property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-On-Dunsmore has a vast array of amenities including a public house "The Oak and Black Dog", a doctor's 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, attractive Church and a very active village hall & community spirit - playgroups, Cubs, Scouts, theatre groups etc.

There is also an excellent bus from the village centre just a stone's throw from the property provides services to Leamington, Rugby & Coventry.







ENTRANCE HALL

LIVING ROOM

23' 6" x 16' 6" (7.16m x 5.03m)

KITCHEN DINING ROOM

13' 9" x 11' 5" (4.19m x 3.48m)

UTILITY ROOM

CLOAKROOM

MASTER BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m)

BEDROOM TWO

12' 5" x 7' 9" (3.78m x 2.36m)

BEDROOM THREE

9' 5" x 9' 4" (2.87m x 2.84m)

FAMILY ROOM

12' 11" x 9' 11" (3.94m x 3.02m)

GARAGE/CAR PORT





Total area: approx. 118.3 sq. metres (1273.2 sq. feet)
 This plan is for illustration purposes only and should not be relied upon as a statement of fact
 Total area does not include the Office or Store
 Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		