



**EDWARD KNIGHT**  
ESTATE AGENTS

THE OLD CHAPEL, PLOTT LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9HR

£630,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this particularly attractive converted chapel in one of the area's most sought after villages, Stretton on Dunsmore. A rare opportunity to purchase a unique property which is steeped in history dating back to 1870.

In 1870 local methodists purchased some land and constructed a chapel, originally small and in 1873 enlarged by 50% to accommodate the parishioners. It remained in use until the early 1980s and for that period of time was known as the smallest church in England. In 1986, the current owners purchased the chapel and lovingly converted it into the beautiful home it is today with the work being done to a very exacting and high standard throughout.

The accommodation includes a large living room with feature fire place, orangery with stunning views of the rear garden, spacious kitchen dining room with gas fired Aga, two first floor double bedrooms serviced by a lovely family bathroom. The property further benefits from a fully functioning self-contained one bedroom annexe and large garage with roof terrace.

The Old Chapel is set on a generous plot with approximately a sixth of an acre of gardens and a quarter of an acre orchard with many specimen fruit trees. the property boasts various seating areas throughout the wrap around garden, all of which enjoy beautiful rural views. The plot itself is accessed via a private gated driveway, providing parking and access to the garage.



## 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 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, 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.







## GROUND FLOOR

### LIVING ROOM

14' 4" x 15' 1" (4.37m x 4.6m)

### KITCHEN DINING ROOM

14' 4" x 14' 5" (4.37m x 4.39m)

### ORANGERY

9' 10" x 17' 7" (3m x 5.36m)

## FIRST FLOOR

### MASTER BEDROOM

14' 6" x 11' 10" (4.42m x 3.61m)

### BEDROOM TWO

9' 5" x 11' 11" (2.87m x 3.63m)

### BATHROOM

8' 10" x 6' 11" (2.69m x 2.11m)

## DETACHED ANNEXE

### SITTING ROOM

13' 1" x 10' 7" (3.99m x 3.23m)

### SHOWER ROOM

6' 3" x 3' 9" (1.91m x 1.14m)

### KITCHENETTE

3' 9" x 4' 1" (1.14m x 1.24m)

### CONSERVATORY

9' 6" x 6' 10" (2.9m x 2.1m)

### DOUBLE GARAGE

21' 11" x 14' 4" (6.68m x 4.37m)



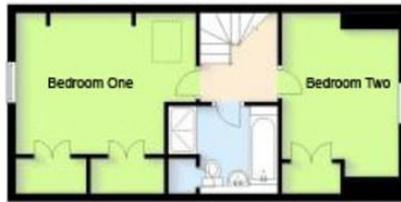


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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		