



**EDWARD KNIGHT**  
ESTATE AGENTS

MALLORY BARN, MAIN STREET, STRETTON UNDER FOSSE, RUGBY, CV23 0PF

OFFERS OVER £575,000





#### PROPERTY SUMMARY

This highly desirable character property is located in an attractive, award-winning development of several similar properties in a sought-after Warwickshire village. Surrounded by wonderful Warwickshire countryside adjacent to the historic Fosse Way, this beautiful barn conversion retains many original character features, including:

- o large inglenook-style brick and beam fireplace with exposed brickwork hearth
- o spacious lounge / living / family room with reclaimed wooden floorboards
- o ceiling beams from the original barn
- o reclaimed cast-iron radiators
- o stone-flagged entrance hall
- o large picture windows

The property also features a bespoke, open-plan, Shaker-style kitchen / dining / breakfast room with solid beech work surfaces and a ceramic, farmhouse-style Butler sink, a Falcon five-ring dual-fuel range oven, recessed ceiling spotlights, natural flagstone floor, and reclaimed wooden floorboards.



On the first floor there are four bedrooms, including the master bedroom with en-suite shower room, traditionally styled built-in triple wardrobe, and large picture windows overlooking an enclosed, south-facing garden and outstanding countryside views; there is also a family bathroom and three other bedrooms, one of which is currently used as a study and suitable for working from home.

The property includes a detached single garage with light and power connections, an attractive dovecote feature in the gable end, and private access to an enclosed, south-facing lawned garden with beautiful borders and mature trees.

The pretty garden is enclosed by a reclaimed brick wall framed by neighbouring trees and timber panel fencing, with private paved access to the detached garage and a garden gate leading to the gravelled courtyard and designated off-road parking. A stone-flagged side return enclosed by timber gates leads to the front of the property facing this attractive village's historic main street.

#### LOCATION

Stretton-under-Fosse is an attractive, highly sought-after village in a rural location adjacent to the historic Fosse Way and surrounded by wonderful Warwickshire countryside.

The property is located in the heart of the village, where everyday amenities are within easy walking distance, including a renowned village farm shop, which provides locally grown fresh fruit and vegetables, a butcher's counter, a delicatessen, and casual dining at its popular café / restaurant.

For those keen on walking, cycling and horse-riding, the property offers easy access to a network of country walks and bridle paths linking local villages and the Oxford Canal, with a well-maintained bridle path directly accessible from the gravelled courtyard.

Nearby Draycote Water provides excellent opportunities for even more countryside activities, such as fishing, sailing and windsurfing, while Ryton Pools is ideal for birdwatching and short walks, and also has two playgrounds to entertain small children.



Close to Rugby, Lutterworth, Leamington Spa and Coventry, the village provides easy access to a wide variety of local amenities, including cafés, bars, restaurants, country pubs, gyms / sports centres, supermarkets, and popular retail venues such as Elliott's Field Retail Park in Rugby and Waitrose in Lutterworth.

There are many good local schools nearby, with a wide range of state and private primary and secondary schools within easy reach, and well-regarded state primary schools in the neighbouring villages of Brinklow, Monks Kirby and Harborough Magna.







The property provides easy access to the national motorway network, including the M1, M40, M6 and M69, and its central location is convenient for Birmingham International Airport and the high-speed, mainline rail services from Coventry and Rugby, taking just 50 minutes to London Euston and 20 minutes to Birmingham New Street.

#### FIRST FLOOR

On the first floor there are four bedrooms, including the master bedroom with en-suite shower room, traditionally styled built-in triple wardrobe and large picture windows overlooking an enclosed south-facing garden and outstanding countryside views; there is also a family bathroom and three other bedrooms, one of which is currently used as a study suitable for working from home.

The second bedroom is a double room that also overlooks the enclosed, south-facing garden and outstanding countryside views; bedrooms three and four overlook the historic main street that winds through the village.

The first-floor landing has reclaimed pine floorboards, loft access, and traditional, farmhouse-style latch, ledge and brace wooden doors to all bedrooms, all of which have, radiators, recessed ceiling spotlights / dimmable downlights and double-glazed windows.

The family bathroom has a white ceramic suite, comprising panelled bath, black and white ceramic tiling, pedestal washbasin and low-flush WC.



#### GROUND FLOOR

A private paved pathway leads from the garden gate / detached single garage across an enclosed, south-facing garden to the front door. From the entrance hall with its natural flagstone floor and cast-iron radiator, exposed wooden stairs rise to the first floor.

The light, airy and spacious lounge / living / family room has a large ceiling beam from the original barn, two cast-iron radiators, recessed ceiling spotlights / dimmable downlights, reclaimed pine floorboards and a large, inglenook-style brick and beam fireplace with exposed brick hearth and an inset, coal-effect gas fire.

The comfortable lounge / living / family room also has large, floor-to-ceiling picture windows with double French doors, providing plenty of natural light and direct access to / from a paved patio overlooking an enclosed, peaceful, pretty and secure south-facing garden.

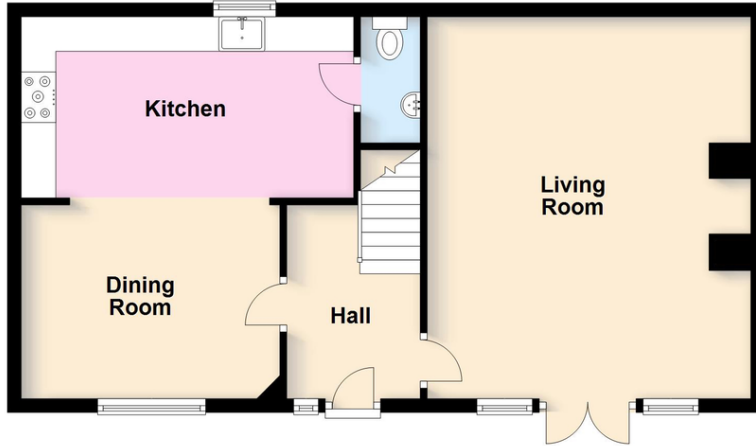
The bespoke, open-plan, country-style kitchen / dining / breakfast room – a fantastic family room – also overlooks the enclosed, south-facing garden and features solid beech work surfaces, a large ceiling beam from the original barn, a ceramic, farmhouse-style Butler sink, a Falcon five-ring dual-fuel range oven, recessed ceiling spotlights / dimmable downlights, natural flagstone floor, and reclaimed wooden floorboards.

There is plumbing and plenty of space for a dishwasher, washing machine and American-style fridge-freezer; the adjoining storeroom houses a well-maintained Worcester combination boiler.

The property has traditional, farmhouse-style latch, ledge and brace wooden doors to all internal rooms and elegant and fashionable Farrow & Ball paintwork throughout.

### Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



### First Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 116.5 sq. metres (1253.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		