



**EDWARD KNIGHT**  
ESTATE AGENTS

11 PLOTT LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9HL

£392,500







## PROPERTY SUMMARY

This superb three-bedroom detached residence offers an excellent balance of stylish living and practical family space. Set within a sought-after location, the property has been thoughtfully extended and finished to a high standard throughout.

The home is entered via a welcoming hallway which immediately creates a sense of space and light. From here, access is provided to the main ground floor rooms. The contemporary kitchen/breakfast room sits to the right hand side of the property, fitted with modern units and integrated appliances, and designed to provide both functionality and a relaxed dining environment.

The heart of the home is the generous open-plan living room, which has been carefully designed to create a comfortable yet versatile space. A sleek modern log burner forms an attractive focal point, while the elegant bay window frames views across the landscaped garden and allows natural light to flood the room. A door lead through to the dining room, a wonderfully bright space with dual aspect views, perfect for formal entertaining or family meals.

A practical utility room, complete with a large storage cupboard provides valuable extra space. The ground floor is further enhanced by a cloakroom/WC for everyday convenience.

Upstairs, the first floor is well proportioned, offering three comfortable bedrooms, each enjoying pleasant outlooks. The refitted modern shower room is stylishly appointed, providing a contemporary finish in keeping with the rest of the home.





Externally, the property enjoys a private, landscaped rear garden that has been thoughtfully designed for minimal upkeep while still offering colour and interest year-round. Multiple seating and patio areas make this a perfect garden for both relaxation and entertaining. From the garden, there is direct access to a detached garage, complete with power, lighting, and an up-and-over door. A private parking space is located in front of the garage, adding to the property's convenience.

## LOCATION

Stretton-on-Dunsmore is a charming and historic Warwickshire village, ideally situated just off the A45 (London Road) and the B4455 (Fosse Way), offering excellent road connectivity while retaining the peaceful character of a rural community. The village enjoys a prime central location with easy access to nearby towns including Leamington Spa, Rugby, and Coventry, as well as neighbouring villages such as Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore, and Wolston.

Rich in community spirit and local heritage, Stretton-on-Dunsmore boasts a wide range of everyday amenities and services. These include a popular public house, The Oak and Black Dog, a well-regarded doctors' surgery and dispensary, and a convenience store providing essential groceries and provisions. The village is also home to the beautiful Stretton Parish Church, which forms the heart of the local community.

Families are exceptionally well catered for with Knightlow Primary School, rated 'Outstanding' by Ofsted, offering pre-school and after-school clubs, alongside a dedicated nursery for younger children.



The village hall is a vibrant hub for social and recreational activities, hosting events, playgroups, Cubs and Scouts, local theatre groups, and a range of community-led initiatives that foster strong local engagement.

In terms of public transport, Stretton-on-Dunsmore benefits from a regular and reliable bus service, with a conveniently located stop just a short distance from the property.









This provides excellent connections to Leamington Spa, Rugby, and Coventry, making the village an ideal choice for commuters and families alike.

Offering the perfect blend of country charm, excellent amenities, top-tier education, and strong transport links, Stretton-on-Dunsmore is a highly desirable location for those seeking a well-connected village lifestyle in the heart of Warwickshire.



## GROUND FLOOR

### ENTRANCE HALL

### GROUND FLOOR WC

### LIVING ROOM

22' 4" x 11' 4" (6.81m x 3.45m)

### DINING ROOM

12' 9" x 8' 2" (3.89m x 2.49m)

### KITCHEN BREAKFAST ROOM

22' 4" x 8' 2" (6.81m x 2.49m)

### UTILITY ROOM

10' x 8' (3.05m x 2.44m)

## FIRST FLOOR

### MASTER BEDROOM

12' 2" x 11' 4" (3.71m x 3.45m)

### BEDROOM TWO

11' 4" x 9' 11" (3.45m x 3.02m)

### BEDROOM THREE

8' 2" x 8' 1" (2.49m x 2.46m)

### FAMILY SHOWER ROOM

### GARAGE





Total area: approx. 108.2 sq. metres (1164.4 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		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		