



EDWARD KNIGHT
ESTATE AGENTS

32 RUGBY LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9JH





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional opportunity to acquire an extended detached bungalow, offered to the market in pristine condition throughout. Occupying an enviable and generous plot towards the end of a wide, picturesque lane, the property enjoys a truly rural atmosphere, surrounded by rolling countryside and uninterrupted farmland views. The village itself is highly sought-after, offering a wonderful community feel alongside excellent amenities, including a welcoming pub, a well-stocked local shop, a doctor's surgery, and a reputable primary school-all within easy reach.

The bungalow provides spacious and beautifully maintained accommodation, beginning with a bright and inviting entrance hall. The charming living room features a log burner and enjoys delightful views across the south-facing rear garden. The well-appointed kitchen includes integrated appliances and an adjoining utility room for added convenience. A separate dining room, complete with French doors leading out to the rear patio, offers an ideal setting for entertaining. Completing the internal accommodation are a guest WC, three generously proportioned bedrooms, and a stylish family bathroom with a separate shower.

Externally, the property continues to impress. The front garden provides ample parking for several vehicles whilst the expansive rear garden is thoughtfully arranged into two distinct sections. The area nearest the property features a spacious



patio and adjoining lawn, complemented by well-kept borders and mature planting. Beyond a five-bar gate lies the second section-a substantial lawned area with a large shed and summerhouse (both with power connected), and breath-taking open countryside views, making it an idyllic space for relaxation or outdoor hobbies.

This wonderful home is offered for sale with no onward chain. Viewings are strictly by appointment only through Edward Knight's Regent Street office in Rugby.

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

KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m)

UTILITY ROOM

GUEST WC

DINING ROOM

15' 7" x 9' 10" (4.75m x 3m)

LIVING ROOM

15' 9" x 14' 5" (4.8m x 4.39m)

MASTER BEDROOM

12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM TWO

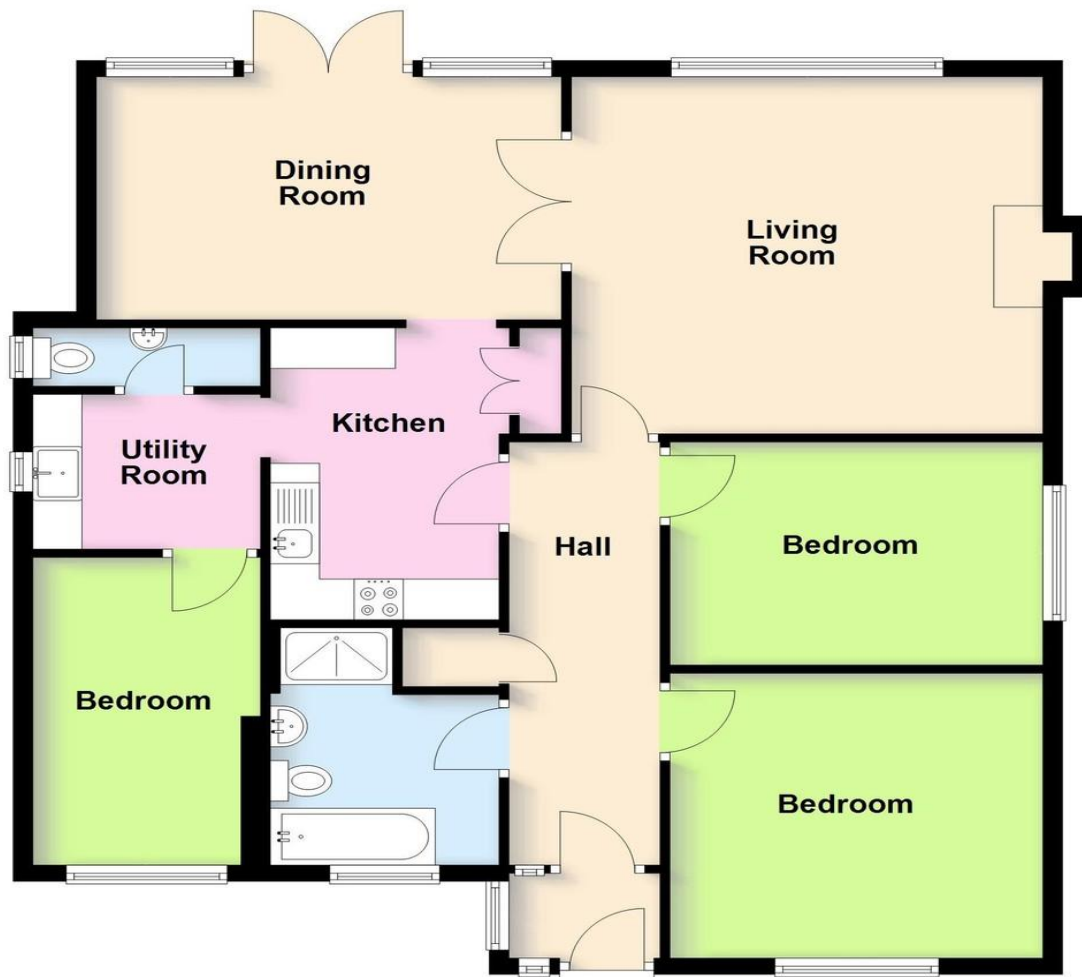
12' 6" x 9' 0" (3.81m x 2.74m)

BEDROOM THREE

12' 5" x 7' 7" (3.78m x 2.31m)

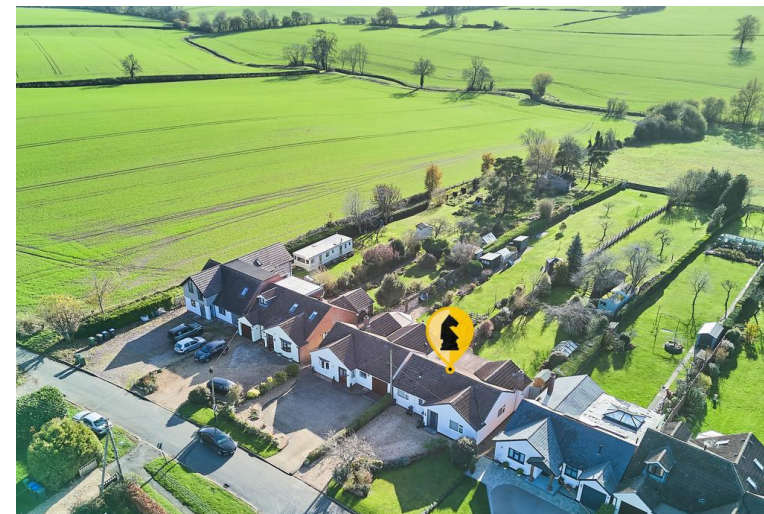
Ground Floor

Approx. 104.2 sq. metres (1121.5 sq. feet)



Total area: approx. 104.2 sq. metres (1121.5 sq. feet)

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



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.