



**EDWARD KNIGHT**  
ESTATE AGENTS

25 BROOKSIDE, STRETTON ON DUNSMORE, RUGBY, CV23 9NH

£595000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this remarkable TARDIS-like, truly unique split-level residence that offers far more space than first meets the eye. Cleverly extended and comprehensively updated to an exceptional standard, this versatile property delivers a layout that continually surprises, making it an ideal family home, multigenerational property, or a standout retirement retreat.

Set within the ever-popular village of Stretton-on-Dunsmore, renowned for its excellent amenities, well-regarded schooling, and charming village centre, this home combines countryside living with everyday convenience.

Formerly The Old Dairy, the property has been transformed into a spacious detached home arranged across two thoughtfully designed levels. Much like a TARDIS, the accommodation unfolds as you move through the house, revealing generous proportions and flexible living spaces, including three well-proportioned bedrooms on the upper level and a fully self-contained annex on the lower floor.



The main living accommodation briefly comprises an entrance hall with WC and storage cupboard, opening into a striking open-plan dining hall that forms the heart of the home. From here, the living room enjoys a feature fireplace and stunning views over the rear garden, while the fully fitted kitchen boasts integrated appliances. The upper floor also offers a stylish family bathroom with bath and double shower, along with three generous



double bedrooms, including an impressive principal suite with private balcony and en-suite shower room.

Descending to the lower level, you'll find an unexpectedly expansive space featuring a substantial bedroom/living area, kitchenette/utility area, office space, lobby area, and a shower room with WC. There are also two large storage rooms, one of which leads directly into the rear garden. This level can be accessed via either an internal staircase or an external door, offering an ideal space for guests, extended family, or independent living.

Occupying an impressive plot, the property is approached via a widening driveway with gated access leading to ample parking and additional lawned areas framed by mature trees and established planting. An idyllic stream gently running through the garden provides the perfect finishing touch, creating a tranquil countryside setting ideal for entertaining or quiet enjoyment.

Viewings are strictly by appointment through Edward Knight Estate Agents' Regent Street office. Please contact the team to arrange your private viewing of this truly one-of-a-kind home.

#### 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-

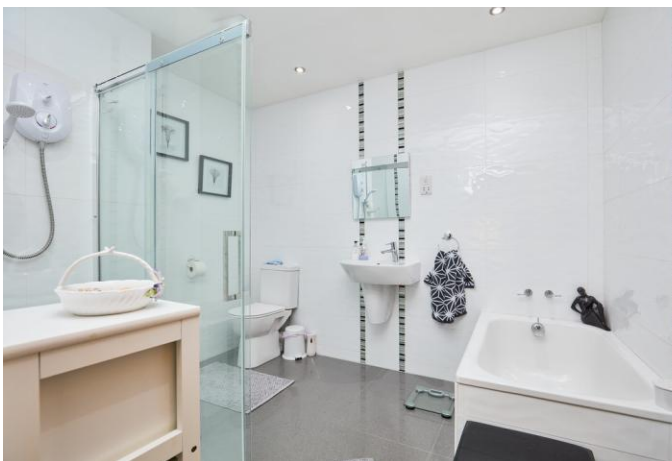


Dunsmore and Wolston.

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 stones throw from the proeprty provides services to Leamington, Rugby & Coventry.

#### **ENTRANCE**

9' 1" x 3' 4" (2.77m x 1.02m)

#### **W.C.**

2' 7" x 5' 7" (0.79m x 1.7m)

#### **DINING HALL**

16' 11" x 15' 2" (5.16m x 4.62m)

#### **KITCHEN BREAKFAST ROOM**

13' 2" x 12' 6" (4.01m x 3.81m)

#### **LIVING ROOM**

19' 1" x 13' 4" (5.82m x 4.06m)

#### **INNER HALLWAY**

12' 4" x 3' 11" (3.76m x 1.19m)

#### **FAMILY BATHROOM/SHOWER ROOM**

7' 11" x 9' 9" (2.41m x 2.97m)

#### **MASTER BEDROOM**

12' 1" x 15' 5" (3.68m x 4.7m)

#### **BALCONY**

#### **EN SUITE SHOWER ROOM**

5' 0" x 8' 8" (1.52m x 2.64m)

#### **BEDROOM TWO**

9' 0" x 12' 1" (2.74m x 3.68m)

#### **BEDROOM THREE**

7' 7" x 13' 4" (2.31m x 4.06m)

#### **LOWER FLOOR**

#### **MAIN LOBBY AREA**

9' 5" x 10' 1" (2.87m x 3.07m)

#### **LAUNDRY ROOM/IRONING ROOM**

9' 7" x 8' 4" (2.92m x 2.54m)

#### **SHOWER ROOM**

8' 5" x 4' 10" (2.57m x 1.47m)

#### **GARDEN STORE ROOM**

21' 3" x 11' 9" (6.48m x 3.58m)

#### **INNER LOBBY**

8' 6" x 3' 10" (2.59m x 1.17m)

#### **STUDY**

6' 3" x 5' 11" (1.91m x 1.8m)

#### **SELF CONTAINED ANNEXE**

#### **KITCHENETTE/UTILITY ROOM**

9' 9" x 12' 10" (2.97m x 3.91m)

#### **LIVING AREA/BEDROOM FOUR**

8' 3" x 18' 5" (2.51m x 5.61m)





Total area: approx. 187.5 sq. metres (2018.0 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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		