



**EDWARD KNIGHT**  
ESTATE AGENTS

HALCYON, 40 BROOKSIDE, STRETTON ON DUNSMORE, RUGBY, CV23 9LY

OFFERS OVER £300,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this charming and immaculately renovated character cottage, perfectly nestled in the heart of Stretton-on-Dunsmore-one of Warwickshire's most desirable and picturesque villages. Enjoying an enviable position overlooking the village centre, this beautiful home offers an ideal opportunity for first-time buyers or those seeking a peaceful and well-connected retirement property.

This unique residence has been tastefully restored to the highest standards, retaining its original character features including exposed timber beams, traditional style doors, and timeless architectural details, all complemented by sympathetic modern upgrades throughout.

Upon entering the property, you're welcomed by a delightful character porch, which leads into a generously proportioned living/dining room. This elegant space is full of charm, enhanced by the presence of a brand-new feature gas log burner that provides a warm and inviting focal point. The kitchen has been carefully designed to remain in keeping with the property's traditional aesthetic, while offering all modern conveniences, including a range of integrated appliances and cottage shaker style units.

A practical utility room offers dedicated space and plumbing for white goods, ensuring the home remains functional as well as beautiful. The stylishly refitted shower room features contemporary





fittings and finishes, providing a luxurious touch within this character setting.

The first floor offers two well-proportioned bedrooms, each tastefully decorated and equipped with a range of fitted wardrobes and storage solutions, ideal for maximising space and comfort.

Externally, the property continues to impress with a charming courtyard-style garden, perfectly suited for alfresco dining and entertaining. This sunny and private outdoor space is adorned with well-stocked flower beds, mature planting, and benefits from secure gated rear access from Knob Hill, offering both convenience and privacy.

This wonderful cottage is further enhanced by its prime location, just a short stroll from the village's array of amenities, including a popular pub, village shop, highly regarded primary school, and excellent transport links to nearby towns and cities.

With its blend of original character, high-quality modern finishes, and its setting within a thriving community, this exceptional home offers a rare opportunity to acquire a truly special property in a superb location.

#### 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.

## FIRST FLOOR

### ENTRANCE PORCH

4' 4" x 3' 6" (1.32m x 1.07m)

### LIVING/DINING ROOM

15' 6" x 17' 8" (4.72m x 5.38m)

### KITCHEN BREAKFAST ROOM

16' 8" x 9' 7" (5.08m x 2.92m)

### UTILITY ROOM

5' 9" x 6' 5" (1.75m x 1.96m)

### GROUND FLOOR SHOWER ROOM

10' 0" x 6' 0" (3.05m x 1.83m)

## FIRST FLOOR

### MASTER BEDROOM

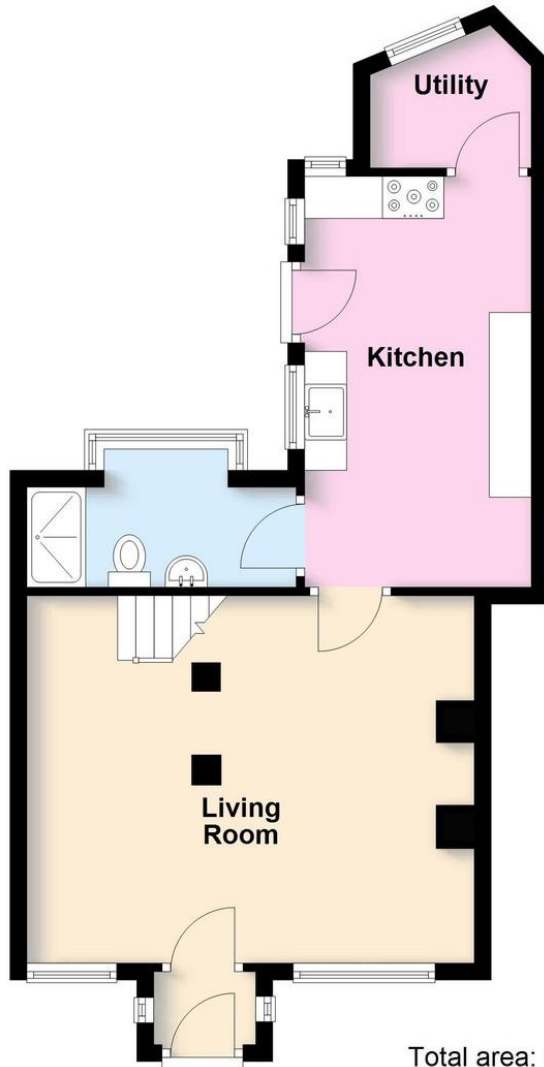
10' 6" x 13' 6" (3.2m x 4.11m)

### BEDROOM TWO

16' 7" x 7' 2" (5.05m x 2.18m)

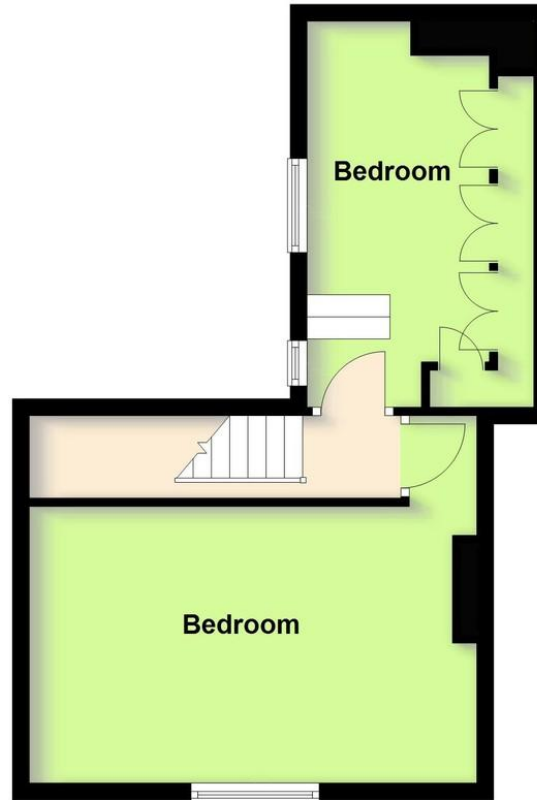
## Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 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		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		