



EDWARD KNIGHT
ESTATE AGENTS

15 KNOB HILL, STRETTON ON DUNSMORE, RUGBY, CV23 9NN

OFFERS OVER £400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this excellent opportunity to acquire a detached bungalow set within an enviable and generously sized plot, positioned well back from the road and approached by a sweeping driveway. The property enjoys a truly picturesque setting, with a beautifully matured front garden and an attractive tree-lined village road that leads directly into the heart of this highly regarded rural community.

The village itself is exceptionally well served, offering a welcoming local shop, a reputable doctors' surgery, and convenient bus routes providing regular connections to Rugby, Coventry, and Royal Leamington Spa-making it an ideal location for those seeking peaceful village living without sacrificing everyday practicality.

The bungalow offers well-proportioned accommodation that would benefit from full renovation, providing a fantastic blank canvas for purchasers looking to modernise and personalise. The internal layout comprises an entrance porch, a spacious living and dining room with a feature fireplace and lovely views across the front garden, and a central lobby giving access to all further rooms. The kitchen includes integrated appliances, while the bright and airy sitting room enjoys patio doors that open directly onto the private rear garden.

There are two bedrooms, both with en-suite facilities, with the principal bedroom further enhanced by a range of built-in wardrobes.



Externally, the property benefits from a lengthy side lean-to-ideal for additional storage-an external utility cupboard, and a sizeable garage housing the gas boiler and electric meters.

The front and rear gardens are both of an excellent size, wonderfully private, and richly stocked with mature trees, shrubs, and well-established herbaceous borders, creating a charming and tranquil outdoor environment.

Offered for sale with no onward chain, this rare opportunity is available for viewing strictly by appointment through Edward Knight's Regent Street office.

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.



ENTRANCE PORCH

3' 8" x 7' 9" (1.12m x 2.36m)

LIVING/DINING ROOM

22' 10" x 13' 2" (6.96m x 4.01m)

LOBBY

14' 3" x 2' 8" (4.34m x 0.81m)

KITCHEN

12' 4" x 8' 7" (3.76m x 2.62m)

SITTING ROOM

10' 5" x 17' 2" (3.18m x 5.23m)

MASTER BEDROOM

14' 4" x 10' 11" (4.37m x 3.33m)

EN SUITE BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

BEDROOM TWO

7' 9" x 8' 5" (2.36m x 2.57m)

EN SUITE SHOWER ROOM

5' 7" x 7' 4" (1.7m x 2.24m)

SIDE LEAN TO

31' 5" x 3' 5" (9.58m x 1.04m)

UTILITY CUPBOARD

4' 5" x 2' 8" (1.35m x 0.81m)

GARAGE

19' 3" x 9' 1" (5.87m x 2.77m)

Ground Floor

Approx. 117.6 sq. metres (1266.1 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 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		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		