EDWARD KNIGHT
ESTATE AGENTS

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

£350,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive and deceptively spacious three-bedroom, three-storey family home, occupying an elevated position in the heart of the picturesque and highly sought-after village of Stretton-on-Dunsmore. Enjoying delightful views across the horse paddocks and sweeping grassland in the centre of the village, the property offers a wonderful sense of openness, complemented by a generous private garden, ample off-road parking and an impressive collection of outbuildings.

The accommodation is thoughtfully arranged over three floors and begins with a welcoming entrance hallway leading into a bright and comfortable living room, featuring an attractive bay window and fireplace. To the rear is a well-appointed kitchen/dining room, fitted with a range of cream units, wooden work surfaces and a breakfast bar. This opens into a spacious conservatory, providing an excellent additional dining and entertaining area with direct access to the garden.

The first floor offers two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a modern family bathroom. A further staircase leads to the second floor, where a generous third bedroom enjoys elevated views and benefits from its own bathroom, making it an ideal principal bedroom.

Outside, the substantial rear garden is a particularly appealing feature, beautifully established and thoughtfully landscaped over several levels with mature trees, attractive planting, lawned areas, winding stone pathways

and generous paved terraces. Offering an excellent degree of privacy, this delightful outdoor space provides a wonderful setting for family enjoyment, relaxation and entertaining.

A particularly impressive addition is the substantial detached summer house, currently arranged as a games room complete with pool table and bar, offering fantastic recreational space and excellent versatility. Further outbuildings include a useful utility room with WC and additional storage facilities.

To the front, the property occupies a raised position with attractive landscaped gardens and generous off-road parking.

An excellent opportunity to acquire a spacious and versatile family home with outstanding outdoor space, substantial outbuildings and beautiful rural views, all within one of the area's most desirable village settings. Early viewing is highly recommended.



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.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

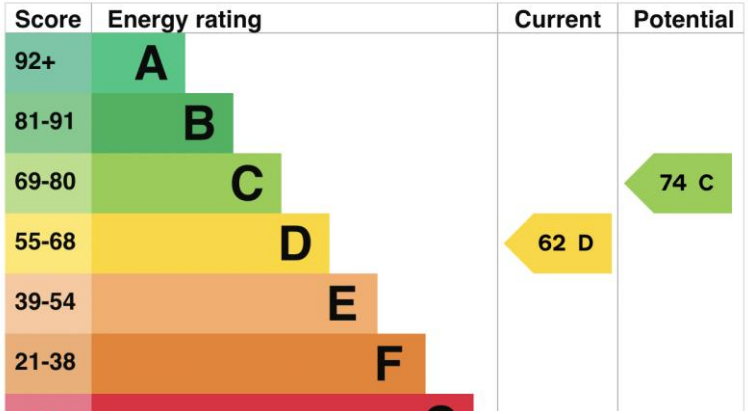
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the







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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 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