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**Brookside, Stretton On Dunsmore**  
**Offers in the region of £415,000**

**complete** ●●●  
ESTATE AGENTS

# Brookside, Stretton On Dunsmore, Rugby

Nestled in the charming village of Stretton On Dunsmore, this delightful 18th-century terraced cottage offers a unique blend of historical character and modern convenience. With its wealth of original beams throughout, the property exudes a warm and inviting atmosphere, perfect for those who appreciate traditional craftsmanship. The cottage features two spacious reception rooms, providing ample space for relaxation and entertaining. The impressive kitchen is a standout feature, boasting elegant quartz worktops that enhance both functionality and style. This well-appointed kitchen is ideal for culinary enthusiasts and family gatherings alike.

Accommodating two / three bedrooms, this cottage offers flexibility to suit your needs, whether you require a guest room, a home office, or a cosy retreat. The property also includes a convenient downstairs shower room, alongside a first-floor bathroom, ensuring that comfort and practicality are at the forefront of this charming home. Garden room and brack store with attractive paved courtyard garden.

With its picturesque setting and rich history, this cottage is not just a place to live, but a lifestyle choice that invites you to enjoy the tranquillity of village life while being within easy reach of Rugby's amenities. This property is a rare find and is sure to appeal to those seeking a unique home with character and charm.

## Porch

Entered via timber door.

## Lounge 16'1" x 13'10" (4.92 x 4.24)

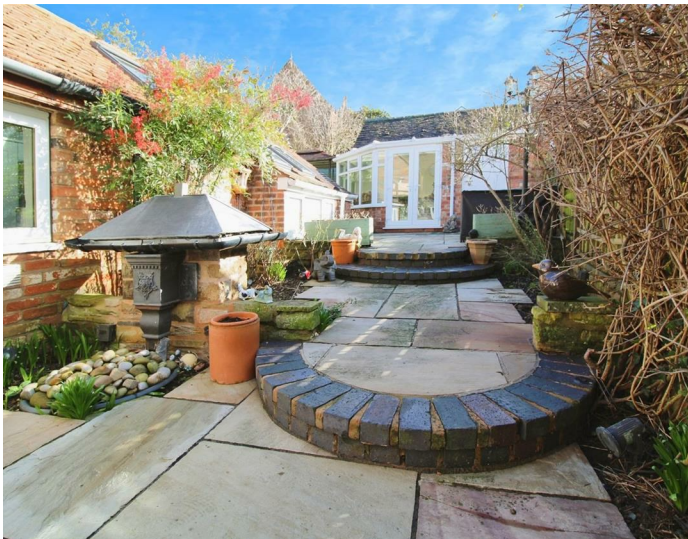
Log burner inset in a feature fireplace with a wealth of beams and exposed brickwork. Tiled hearth. Wood flooring. Radiator. Window to front.

## Dining Room 13'10" x 13'4" (4.24 x 4.07)

Wood flooring. Beamed ceiling. Original range with mantle above. Double radiator. Window to side.

## Shower Room

Low flush WC. Wash hand basin. Fully tiled shower enclosure with glazed screen and door. Heated towel rail. Fully tiled walls.



### **Kitchen 22'0" x 7'10" (6.73 x 2.39)**

An impressive focal point of the cottage is this amazing kitchen. An array of base cupboards and drawers with quartz worktop above. Built in dishwasher. Gas hob with extractor above. Space for an american fridge freezer. Built in electric fan assisted eye level double oven. Eye level units. One and a half bowl sink with mixer tap above. Breakfast bar. Tiled floor. Window to side,. Door to outside.

### **Study / Bedroom Three 11'11" x 10'0" (3.64 x 3.07)**

Currently used as an office but would make an ideal third bedroom. Wall light points. Velux windows. Radiator.

### **First Floor Landing**

Access from Dining Room. Doors to.

### **Bedroom One 13'9" x 12'6" (4.2 x 3.83 )**

Entered via ledge and brace wood door. Fitted wardrobes. Exposed beams. Radiator. Window to front.

### **Bedroom Two 14'4" x 10'1" (4.38 x 3.09)**

Entered via ledge and brace wood door. Fitted wardrobes. Exposed beams. Radiator. Window to side.

### **Bathroom**

Low flush wc. Wash hand basin. Bath. Tiled splash areas. Vanity cupboard. Exposed beams. Radiator. Tiled splash areas.

### **Outside**

Lovely courtyard garden with teired idian stone paving. Brick built store. Covered gazebo and further outdoor patio area.

### **Garden Room**

Constructed in Brick a upvc double glazed windows and door. Polycarbonate roof.

### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



### **Village Information**

Stretton-on-Dunsmore is a highly regarded Warwickshire village with a strong community feel, offering a general store/Post Office, popular pub, outstanding primary school, modern doctor's surgery and a spacious village hall. The village is ideally placed for access to Rugby, Coventry and Leamington Spa, with excellent road links via the A45 and Fosse Way, as well as convenient bus services

### **Front.**

Cottgae style garden with paved path to front. Off road parking for two vehicles.



GROSS INTERNAL AREA  
 FLOOR 1: 741 sq. ft, 68 m<sup>2</sup>, FLOOR 2: 363 sq. ft, 33 m<sup>2</sup>  
 TOTAL: 1,104 sq. ft, 101 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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