



EDWARD KNIGHT  
ESTATE AGENTS

9 CROFT CLOSE, STRETTON ON DUNSMORE, RUGBY, CV23 9NG

£279,950





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully extended and exceptionally well-presented three-bedroom family home, ideally situated within a quiet cul-de-sac in the highly sought-after village of Stretton-on-Dunsmore. The property benefits from off-road parking and a private, landscaped rear garden, making it an excellent choice for families and professionals alike.

The home has been thoughtfully extended to the rear and into the loft, with all relevant building regulations and permissions in place, creating generous accommodation arranged across three floors. A particular highlight is the fantastic open-plan kitchen and dining room extension, which has been newly fitted and provides an ideal space for modern family living and entertaining.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room featuring a charming brick fireplace with log burner, and the superb open-plan kitchen/dining room to the rear. This impressive space forms the heart of the home, offering ample room for dining and direct access to the garden.

On the first floor are two well-proportioned double bedrooms, served by a newly fitted contemporary family bathroom.

The second floor has been converted to create a spacious principal bedroom, offering a peaceful retreat with useful built-in storage.



Outside, the rear garden has been thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space, ideal for relaxing and entertaining, while also offering a good degree of privacy.

Stretton-on-Dunsmore is a picturesque and well-regarded village, known for its strong community feel and range of local amenities including shops, pubs, and everyday services. Knightlow Primary School is within easy walking distance, making the property particularly appealing to families.

This wonderful home combines space, quality finishes, and a desirable village setting, and 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.



## GROUND FLOOR

### ENTRANCE HALL

4' 2" x 5' 4" (1.27m x 1.63m)

### LIVING ROOM

15' 3" x 11' 10" (4.65m x 3.61m)

### DINING ROOM

15' 3" x 8' 4" (4.65m x 2.54m)

### KITCHEN

14' 6" x 9' 9" (4.42m x 2.97m)

## FIRST FLOOR

### FAMILY BATHROOM

5' 5" x 6' 2" (1.65m x 1.88m)

### BEDROOM TWO

8' 7" x 14' 2" (2.62m x 4.32m)

### BEDROOM THREE

10' 8" x 12' 3" (3.25m x 3.73m)

### WALK WARDROBE

3' 4" x 6' 2" (1.02m x 1.88m)

## SECOND FLOOR

### MASTER BEDROOM

11' 7" x 12' 2" (3.53m x 3.71m)

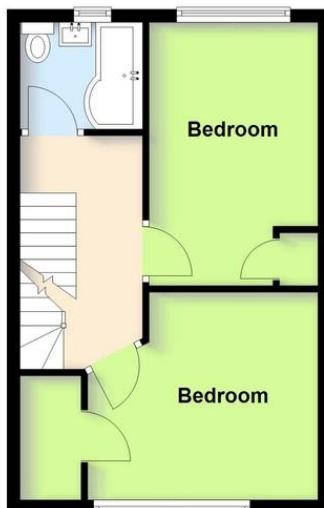
### Ground Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



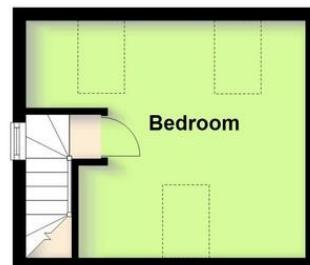
### First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



### Second Floor

Approx. 15.9 sq. metres (171.1 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		