



**EDWARD KNIGHT**  
ESTATE AGENTS

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

£305,000







## PROPERTY SUMMARY

A beautifully presented and fully renovated three-bedroom cottage, ideally located in the ever-popular village of Stretton-on-Dunsmore. The property has been lovingly lived in, renovated, extended, and converted by the current occupiers over time, resulting in a home that perfectly blends character with modern living.

The accommodation now comprises a spacious open-plan living and dining room, along with a fully refurbished kitchen fitted with contemporary integrated appliances. To the first floor are a generous principal bedroom and a further single bedroom, both served by a modern, refitted family bathroom. The second floor offers an additional well-proportioned double bedroom.

Externally, the rear garden has been professionally landscaped and arranged over two raised levels. One level features a fantastic covered indoor/outdoor seating area complete with fitted lighting and electricity, ideal for year-round use. Adjoining this is a superb, recently developed outbuilding, fully insulated and incorporating a guest WC, making it perfectly suited for home working, a studio, or additional living accommodation.

Viewings for this wonderful property are strictly by appointment through Edward Knight Estate Agents, 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.









## GROUND FLOOR

### LIVING DINING ROOM

19' 9" x 12' 2" (6.02m x 3.71m)

### KITCHEN/BREAKFAST ROOM

7' 9" x 12' 4" (2.36m x 3.76m)

## FIRST FLOOR

### MASTER BEDROOM

10' 8" x 8' 8" (3.25m x 2.64m)

### BEDROOM THREE

6' 3" x 17' 3" (1.91m x 5.26m)

### FAMILY BATHROOM

7' 1" x 6' 10" (2.16m x 2.08m)

## SECOND FLOOR

### SECOND BEDROOM

10' 10" x 12' 6" (3.3m x 3.81m)



## Ground Floor



## First Floor



## Second Floor



## Outside



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		