



EDWARD KNIGHT
ESTATE AGENTS

QUINCE COTTAGE, 18 CHURCH HILL, STRETTON-ON-DUNSMORE, RUGBY CV23 9LY

OIRO £295,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this charming two-bedroom semidetached cottage, ideally situated within a small and private courtyard of just four properties, positioned just off the picturesque Church Hill in the heart of Stretton-on-Dunsmore's highly sought after village centre.

Occupying a tucked-away position set back from the road itself, behind a row of attractive street facing cottages, the property enjoys a peaceful and secure setting. Access to the cottage is provided via a covered shared pedestrian pathway located between numbers 10 and 12 Church Hill.

The courtyard garden arrangement offers a unique safe and quiet, yet neighbourly setting within the village centre. Externally, the property benefits from attractive outdoor space comprising a paved terrace with space for outside seating, and a timber shed providing practical storage.



The cottage has been thoughtfully and sympathetically improved by the current owners, carefully retaining much of its original charm while incorporating modern enhancements, including the installation of solar panels to improve energy efficiency and sustainability, and which attract income from the FIT tariff scheme. In addition, the property benefits from a modern gas combi boiler water/central heating system.

The well-presented accommodation briefly comprises an entrance lobby leading into a fitted kitchen/dining room featuring a charming built in banquette seating area, quarry tiled flooring and characterful finishes. The inviting sitting room provides a wonderful living space with a feature fireplace and exposed timber beams that enhance the cottage's period appeal.

To the first floor are two well-proportioned double bedrooms and a family bathroom. Both bedrooms benefit from a range of fitted wardrobes, providing excellent storage rarely found in homes of this type and age.

Throughout the property there is an abundance of original character features, including exposed beams, traditional internal doors, and charming cottage details that have been carefully preserved to maintain the home's authentic feel. Offered to the market with no onward chain, this delightful cottage represents a rare opportunity to acquire a characterful home in an enviable village location. Viewings are strictly by appointment through Edward Knight's Regent Street office.





LOCATION

Stretton-on-Dunsmore is one of the most beautiful villages in Warwickshire with a peaceful village centre complete with green space and delightful babbling brook.

It is 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, all of which have fast train services to London. A bus service runs to Coventry, Rugby and Leamington Spa.

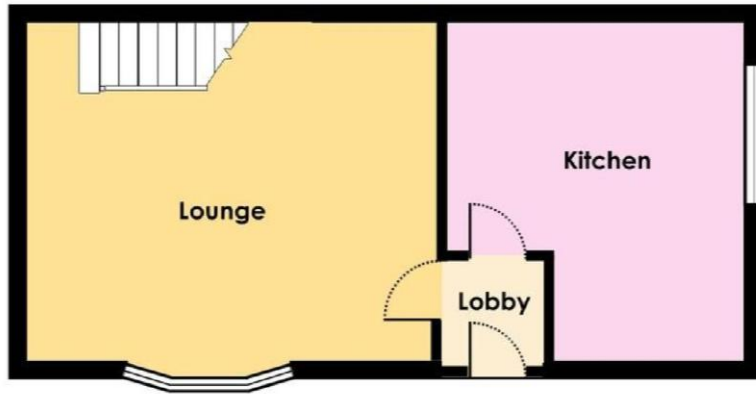
Stretton-on-Dunsmore boasts a wide range of everyday amenities and services. These include a popular public house, The Oak and Black Dog, a well-regarded doctors' surgery and dispensary, and a convenience store and post office with extended opening hours. The village is also home to the beautiful All Saints' Church.

Rich in community spirit and local heritage, Stretton-on-Dunsmore has a vibrant and social community with a wide range of clubs and societies, groups and organisations. The village hall is a hub for social and recreational activities, hosting events, and a range of community-led initiatives that foster strong local engagement. There are two parks offering useful recreation facilities for both adults and children.

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.



Offering the perfect blend of country charm, excellent amenities, 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 LOBBY

3' 9" x 4' 3" (1.14m x 1.3m)

KITCHEN DINING ROOM

11' 1" x 12' 4" (3.38m x 3.76m)

LIVING ROOM

12' 4" x 12' 1" (3.76m x 3.68m)

FIRST FLOOR LANDING

5' 1" x 6' 5" (1.55m x 1.96m)

MASTER BEDROOM

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

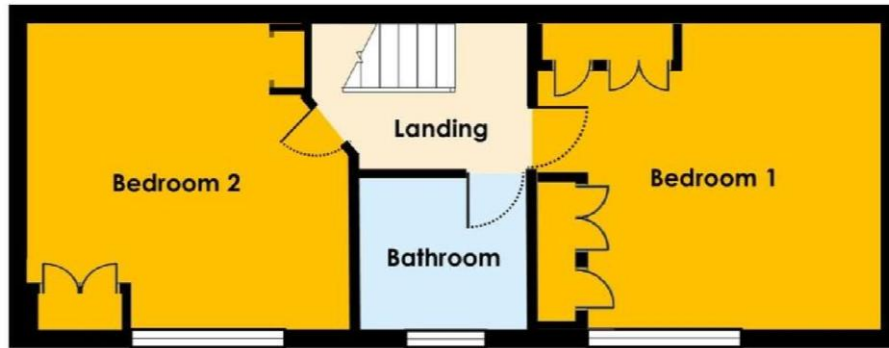
FAMILY BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m)

BEDROOM TWO

10' 1" x 12' 7" (3.07m x 3.84m)

COURTYARD GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		