



25 Rugby Lane, Stretton on Dunsmore, Rugby, CV23 9JH

HOWKINS &  
HARRISON

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Stretton on Dunsmore, Rugby,  
CV23 9JH

Guide Price: £800,000

Nestled in the charming village of Stretton On Dunsmore, this exquisite four double bedroom detached bungalow is a remarkable find. Set within a generous 0.44 acre plot, this property has been thoughtfully extended and completely renovated, offering a perfect blend of modern living and comfort.

As you step inside, you are greeted by a spacious open plan kitchen/dining/family room, which serves as the heart of the home, featuring an attractive log burner and a large walk-in pantry.

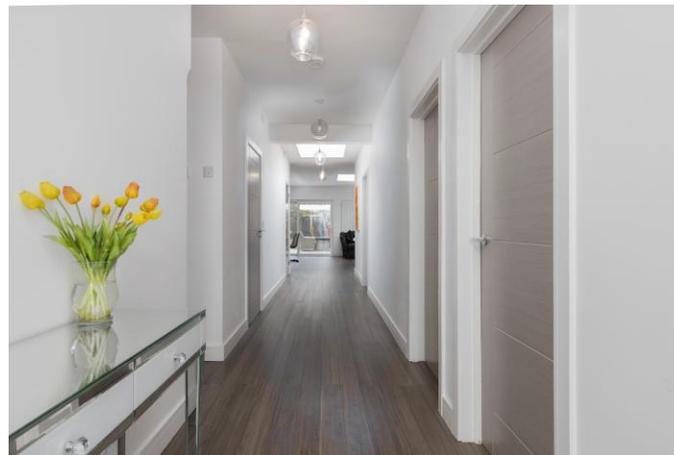
The property boasts a separate snug/study, which offers versatility and could easily serve as a fifth bedroom if desired.

The principal bedroom is a standout feature, complete with dividing sliding doors that allow for creative use of the space. Whether you wish to transform it into a dressing room or a nursery.

With its modern renovations and thoughtful design, this property is a true gem waiting to be discovered.

The property offers a choice of two well-appointed bathrooms, including a family bathroom and a convenient shower room.

There is ample, secure parking for multiple vehicles to the front and to the rear, you will find a substantial lawned garden with a porcelain tiled patio area offering a stylish outdoor space for entertaining or relaxing. Additionally, there are useful outbuildings, including a workshop and two stores.



## Features

- Spacious open plan kitchen/dining/family room
- Large walk-in pantry
- Separate snug/study
- Principal bedroom with dressing room
- Workshop and store
- Log burner and wired ceiling speakers
- Gravelled driveway with parking for numerous vehicles
- Electric charging point
- Fully enclosed front garden
- Large rear garden
- Popular village location



## Ground Floor Accommodation

Enter into a spacious hall with roof lights over and bamboo flooring which extends through to the fabulous open plan kitchen/dining/ family room, boasting two further roof lights which flood this delightful space with plenty of natural light, coupled with further windows and sliding patio doors which also provide access to the rear garden. This spacious room, being the heart of the home, is currently divided into three zones with a living, dining and sitting area, providing a wonderful space for family gatherings or entertaining guests.. The focal point to the room is an impressive contemporary log burner over a Silestone hearth.

The kitchen has been designed around a large island unit with Silestone worktops and numerous cupboards and drawers providing plenty of storage, in addition to the spacious walk-in pantry with fitted shelving. There is a bespoke shelf to one wall and fitted appliances include electric oven and Kuppersbusch induction hob. A door from the kitchen provides access to a large utility room with ceramic tiled flooring and space with plumbing for a washing machine, tumble drier, dishwasher and fridge/freezer. Further doors provide access to the side aspect of the property and through to a good size snug/study which could also be used as an additional bedroom if required.

The principal bedroom overlooks the front aspect and has a large dressing room with dividing sliding doors, allowing the room to also be used as a nursery. Bedroom two also overlooks the front aspect with bedrooms three and four overlooking the side elevation.

The family bathroom is fitted with grey ceramic tiled flooring, which complements the tiling to the splash back areas, a bath with handheld shower over, wash hand basin, WC, chrome heated towel ladder and fitted shelving. There is a separate shower room fitted with a white vanity unit with wash hand basin over, WC, chrome and glass shower enclosure and heated towel ladder.



## Outside

The front of the property is fully enclosed by close board fencing with lighting. A pedestrian gate and double gates provide security and access to a spacious gravelled drive which offers parking for numerous vehicles. There is a lawn area to the front of the property along with flower borders.

A low-level gate opens to the generous rear garden which has outbuildings including a workshop and two stores. The rear garden is a substantial size, enclosed by mature beech hedging and is mainly laid to lawn with an attractive grey porcelain patio, ideal for outside dining and entertaining.

## Location

Stretton on Dunsmore is a sought after village with one public house, a doctors' surgery with a dispensary and a well-regarded primary school with pre-school and after school clubs, along with a nursery for younger children. The village boasts a large general store which includes a Post Office and off-licence and acts as a focal point for village information. The parish church has regular services and a number of associated activities such as a bell ringing and Sunday school. The village hall provides a hub for social events and is regularly used for meetings, entertainment, exhibitions and community functions. There are two recreation areas which include a play space for young children, cricket and football pitches, and a skate-board park.

There is a regular bus service to Coventry, Rugby, Leamington and the surrounding villages and there is even a garage for servicing and MOTs. The property is very well situated for access to the major road networks including the M1, M6 and M42. Rugby and Coventry, both about twenty minutes away, have high speed rail services to London from Rugby taking just under 50 minutes.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

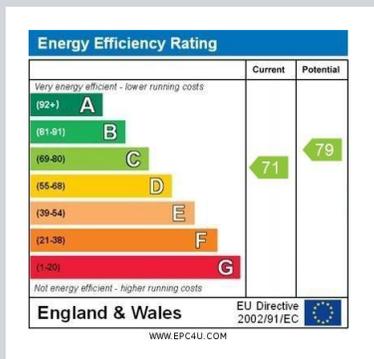
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

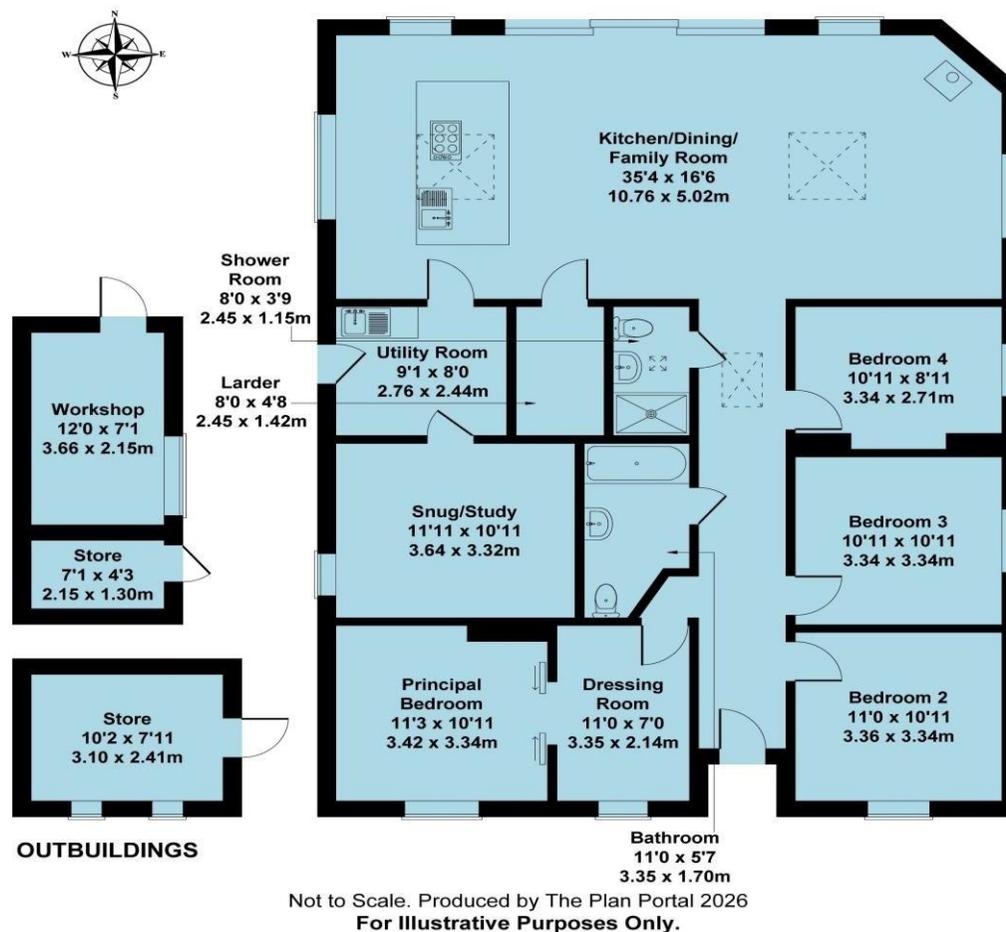
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – E



## 25 Rugby Lane Stretton On Dunsmore CV23 9JH

Approximate Gross Internal Area  
1862 sq ft - 173 sq m



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

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