



EDWARD KNIGHT
ESTATE AGENTS

4 MOOR FARM CLOSE, STRETTON ON DUNSMORE, RUGBY, CV23 9NE

£350,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale a rare opportunity to purchase a pristine two-bedroom detached bungalow which is situated in a quiet cul de sac in one of Warwickshires most sought after villages. This home boasts versatile, well-kept accommodation with beautiful gardens and open views to the rear.

The accommodation which has been modernised throughout by the current occupiers includes a welcoming, bespoke made stained glass front door and spacious entrance hall with natural stone floor.

There is a bright and airy lounge with dual aspect windows overlooking the fore garden and pretty street beyond. There are two double bedrooms serviced by a modern four-piece bathroom suite with walk in shower.

The rear of the property has been extended to create a bright, spacious open plan kitchen dining area. The kitchen has been re-fitted with stylish modern units, an island, double larder and a variety of integrated kitchen appliances including a Rangemaster oven and hob.

The kitchen flows perfectly into a sizeable conservatory creating an in-door out-door feeling. There are lovely views of the beautiful rear garden and neighbouring orchard. The rear garden is considered a sun trap and has a raised seating area which is ideal for entertaining.

The property also benefits from a driveway and detached brick-built garage situated in front of



the property at the end of Moor Farm Close.

LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is close to good road and rail networks and is accessible by a local bus service running from Coventry to Rugby. The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-on-Dunsmore Village boast a friendly local community and is well served by a general store/Post Office, a doctors surgery, an outstanding primary school, a public house being The Oak & Black Dog as well as a village hall.

ENTRANCE HALL

LOUNGE

17' 10" x 11' 1" (5.44m x 3.38m)

KITCHEN DINING ROOM

16' 10" x 12' 4" (5.13m x 3.76m)

CONSERVATORY

12' 5" x 11' 2" (3.78m x 3.4m)

MASTER BEDROOM

10' 11" x 12' 1" (3.33m x 3.68m)

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m)

BATHROOM/SHOWER ROOM

10' 11" x 12' 0" (3.33m x 3.66m)



OUTSIDE

GARAGE







GROUND FLOOR

