



EDWARD KNIGHT
ESTATE AGENTS

7 PLOTT LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9HL

£350,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this beautifully appointed and comprehensively renovated detached residence, ideally located in the highly sought-after village of Stretton-on-Dunsmore. Positioned on an attractive and peaceful road, the property enjoys close proximity to the popular Knightlow C of E Primary School and the well-maintained village recreational ground, offering an exceptional opportunity to acquire a superb family home in a picturesque and welcoming community setting.

This immaculate home has been upgraded to a high standard throughout and offers spacious, well-balanced accommodation arranged over two floors. Upon entering the property, you are welcomed by a charming entrance porch with hanging space, leading into a generous entrance hall with a ground floor cloakroom/WC. The elegant living room features a characterful fireplace and opens into a light-filled conservatory that enjoys delightful views over the rear garden. The heart of the home is the open-plan kitchen and dining area, which benefits from a dual aspect, integrated appliances, and ample space for family dining and entertaining.

To the first floor, the property offers three generously proportioned bedrooms, each tastefully decorated, and a stylishly re-fitted family bathroom with contemporary fittings.

Externally, the property occupies a meticulously maintained plot. The front garden is laid to lawn with mature and well-stocked flower beds, while the private driveway provides off-road parking and leads to a single garage and car port. To the



rear, the south-facing garden enjoys a high degree of privacy and is mainly laid to lawn with a neatly paved patio area and established planting, creating an ideal space for outdoor relaxation and entertaining.

This outstanding no onward chain property must be viewed to be fully appreciated. Viewings are strictly by appointment via Edward Knight's 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.







FAMILY BATHROOM

5' 5" x 6' 11" (1.65m x 2.11m)

OUTSIDE

SINGLE GARAGE

16' 7" x 8' 6" (5.05m x 2.59m)



GROUND FLOOR

ENTRANCE PORCH

2' 9" x 7' 2" (0.84m x 2.18m)

ENTRANCE HALL

8' 7" x 6' 5" (2.62m x 1.96m)

GROUND FLOOR WC

LIVING ROOM

15' 8" x 11' 2" (4.78m x 3.4m)

CONSERVATORY

9' 11" x 8' 7" (3.02m x 2.62m)

OPEN PLAN KITCHEN DINING ROOM

22' 4" x 8' 2" (6.81m x 2.49m)

FIRST FLOOR

MASTER BEDROOM

12' 1" x 11' 2" (3.68m x 3.4m)

BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m)

BEDROOM THREE

9' 2" x 8' 2" (2.79m x 2.49m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		