PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present an exceptional opportunity to acquire a generously proportioned detached bungalow, superbly situated within one of the area's most sought-after and picturesque villages. Set on an extensive and enviable plot, this property boasts a substantial driveway offering ample off-road parking and a truly impressive private rear garden-a standout feature of the home. This expansive, sun-drenched garden provides the perfect retreat for outdoor entertaining, gardening enthusiasts, or simply enjoying peaceful rural living.

The bungalow has recently benefited from a number of thoughtful updates and modernisations, including the creation of a stylish and contemporary open-plan kitchen and dining area, ideal for modern family life and entertaining. The accommodation is both spacious and versatile, comprising three well-proportioned double bedrooms, a cosy sitting room, a dedicated study, and a sleek, functional kitchen area seamlessly flowing into the dining space.

Additional benefits include UPVC double glazing throughout and an efficient oil-fired central heating system.

This is a rare opportunity to secure a beautifully presented home in a fantastic village setting, known for its friendly community atmosphere, charming surroundings, and excellent access to local amenities and transport links.

Early viewing is highly recommended to fully appreciate the scale, setting, and lifestyle this exceptional property has to offer.

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
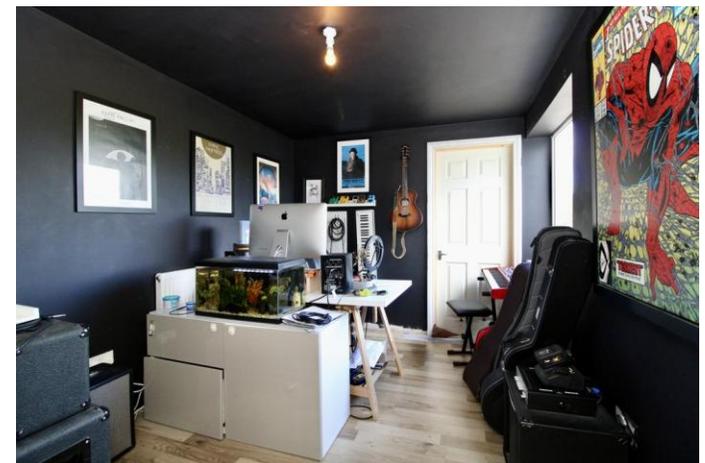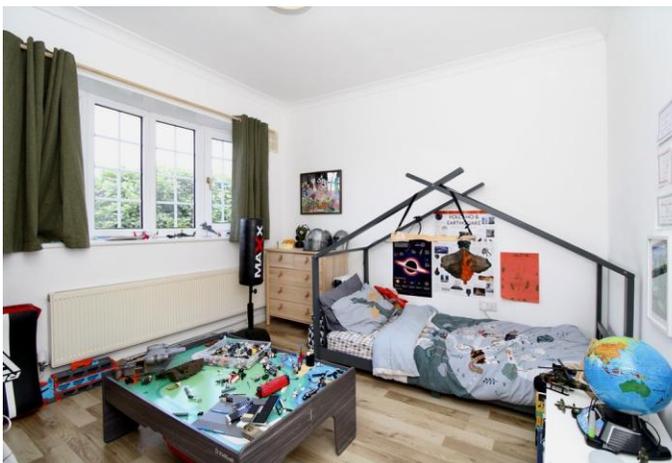
commuters and families alike.

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.

ENTRANCE HALL
5' 2" x 10' 3" (1.57m x 3.12m)

KITCHEN DINING ROOM
22' 7" x 12' 0" (6.88m x 3.66m)

SITTING ROOM
10' 10" x 8' 11" (3.3m x 2.72m)

INNER LOBBY
6' 8" x 9' 10" (2.03m x 3m)
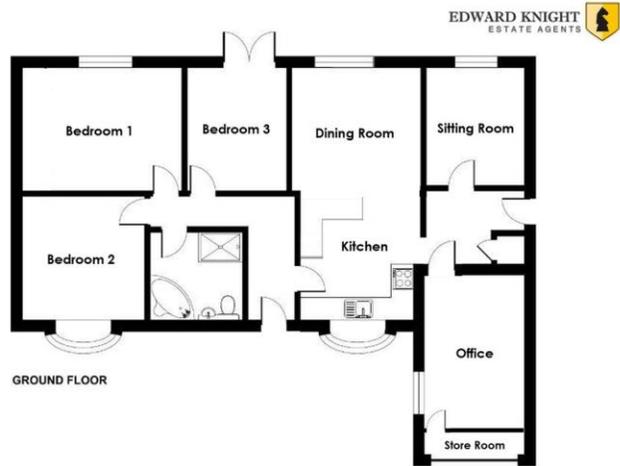
STUDY
12' 4" x 8' 8" (3.76m x 2.64m)

MASTER BEDROOM
14' 6" x 11' 1" (4.42m x 3.38m)

BEDROOM TWO
11' 1" x 11' 1" (3.38m x 3.38m)

BEDROOM THREE
11' 3" x 8' 9" (3.43m x 2.67m)

FAMILY BATHROOM
7' 9" x 8' 3" (2.36m x 2.51m)

GROUND FLOOR

Bedroom 1

Bedroom 3

Dining Room

Sitting Room

Bedroom 2

Kitchen

Office

Store Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	30 F	
1-20	G		