



EDWARD KNIGHT
ESTATE AGENTS

91 HIGH STREET, RYTON ON DUNSMORE, COVENTRY, CV8 3FJ

OFFERS OVER £315,000





PROPERTY SUMMARY

Exceptional Two-Bedroom End of Terrace Cottage with Extended Kitchen/Dining Room in the Heart of Ryton-on-Dunsmore

Set within the sought-after village of Ryton-on-Dunsmore, this beautifully presented two-bedroom end of terrace period cottage effortlessly combines timeless character with modern living. Surrounded by similar charming properties and ideally positioned for easy access to local amenities and major transport links, including the nearby motorway network, this deceptively spacious home offers a perfect blend of comfort, practicality, and style.

Upon entering, you are welcomed into a bright and inviting hallway leading through to a generously proportioned living room. This cosy yet spacious reception area features a multi-fuel burning stove - ideal for colder months - and a large understairs storage cupboard offering excellent practicality.



The heart of the home is the stunning extended kitchen/dining room to the rear, which has been thoughtfully designed to create a bright and sociable space perfect for modern living. This beautifully finished area features a range of contemporary units with integrated appliances including an oven, gas hob, and dishwasher, along with space for a fridge/freezer and washing machine.

The dining area benefits from an abundance of natural light, courtesy of the full-width bi-folding doors that open out to the rear garden - seamlessly blending indoor and outdoor living and creating an ideal setting for entertaining.

Upstairs, the first floor comprises two well-proportioned double bedrooms, one of which includes built-in wardrobes. A stylish and fully equipped family bathroom serves both rooms. The loft has been fully boarded and is fitted with both lighting/electricity and a velux window, offering excellent storage or potential for further use, subject to any necessary consents.

Externally, the property continues to impress. To the front is a charming walled garden, with mature planting and a stunning block paved driveway providing substantial; off road parking and gated access to the detached garage

To the side, you will find a large, fully insulated garage - a truly versatile space featuring central heating via the property's main boiler, numerous electrical sockets, and a built-in laundry room at the rear with space for additional appliances. There is potential to install a water supply if desired, and the garage also includes a mechanic's pit approximately 5.5 feet deep, making it ideal for car enthusiasts, hobbyists, or workshop use.

To the rear, a private and low-maintenance courtyard garden provides the perfect retreat. Fully enclosed and designed for year-round enjoyment, the space features artificial grass, a

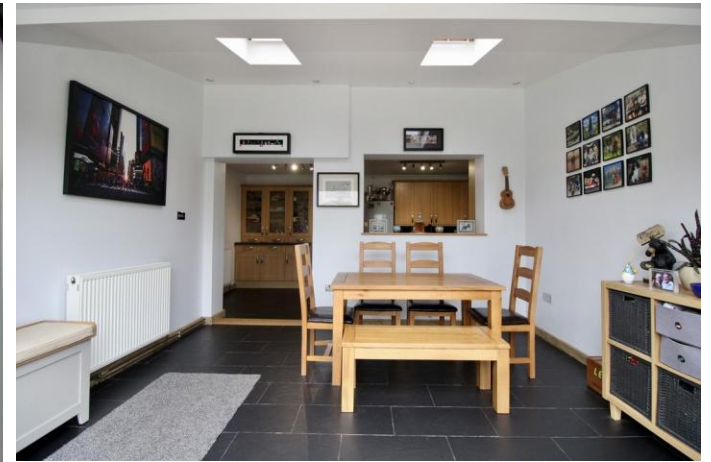


patio seating area, all accessed directly from the kitchen via the sleek bi-folding doors.

This unique and wonderfully maintained home offers the rare opportunity to enjoy characterful cottage living with the benefit of modern extensions and thoughtful upgrades.

Early viewing is highly recommended to appreciate the quality and versatility this superb property has to offer.







LOCATION

Ryton-on-Dunsmore is a picturesque and well-connected village situated within the district of Rugby, in the heart of Warwickshire. Ideally positioned just five miles southeast of Coventry and seven miles west of Rugby, the village offers the charm of rural living while benefiting from easy access to nearby towns and cities.

The village boasts a range of local amenities designed to support everyday needs, including a convenience store, two traditional public houses, a village hall, a church, and a local hairdresser. It also features a well-regarded primary school, with an excellent selection of secondary and independent schools available in the surrounding areas of Rugby, Leamington Spa, and Coventry.

For leisure and outdoor enthusiasts, Ryton Gardens is a nearby attraction of national significance. Recognised as the UK's leading organic garden and research centre, it is set within a 10-acre site and offers beautiful landscaped gardens, an award-winning café, and a popular shop featuring a wide selection of plants, gardening essentials, organic food, fine wines, and groceries.

Transport links are a key advantage of this location. Ryton-on-Dunsmore is exceptionally well served by road, with convenient access to the A45, M69, and M6 - making it ideal for commuters. For rail travel, both Coventry and Rugby offer high-speed train services to London Euston in under 50 minutes, providing efficient connectivity to the capital and beyond.

Combining a peaceful village atmosphere with superb local facilities and outstanding transport links, Ryton-on-Dunsmore is a highly desirable location for families, professionals, and those seeking a well-balanced lifestyle in Warwickshire.

ENTRANCE HALL

7' 3" x 6' 1" (2.21m x 1.85m)

LIVING ROOM

13' 10" x 16' 1" (4.22m x 4.9m)

KITCHEN/BREAKFAST ROOM

10' 2" x 17' 2" (3.1m x 5.23m)

DINING ROOM

9' 6" x 13' 3" (2.9m x 4.04m)

MASTER BEDROOM

11' 2" x 12' 6" (3.4m x 3.81m)

BEDROOM TWO

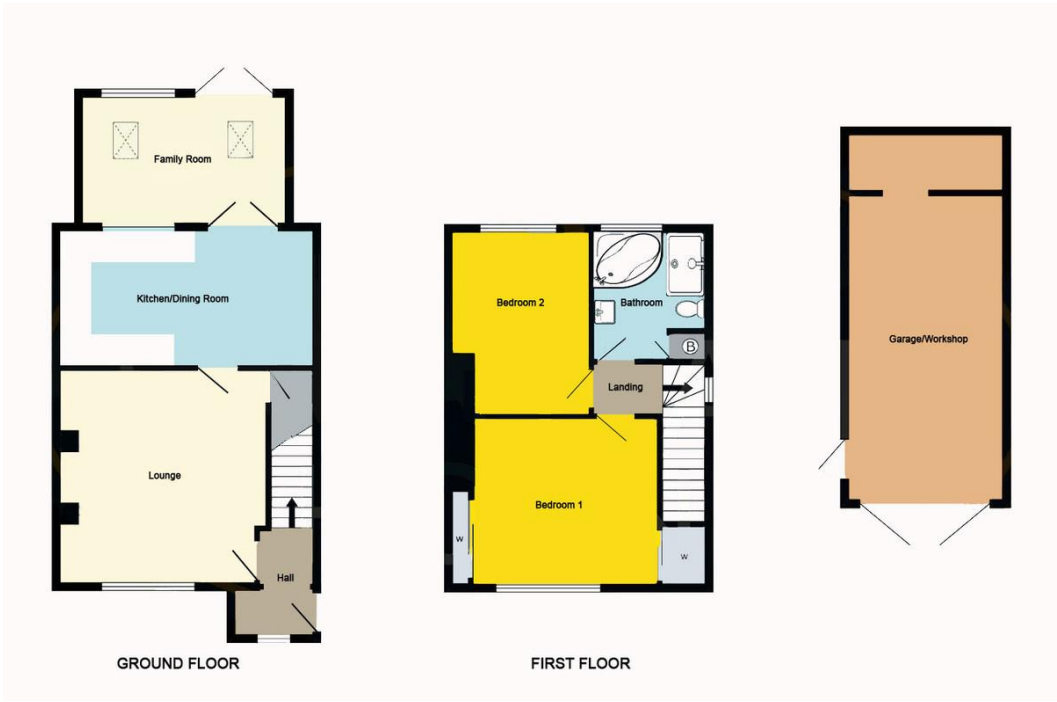
12' 8" x 9' 2" (3.86m x 2.79m)

BATHROOM

9' 6" x 7' 8" (2.9m x 2.34m)

GARAGE

23' 8" x 10' 7" (7.21m x 3.23m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		