



EDWARD KNIGHT
ESTATE AGENTS

23 HILL CRESCENT, STRETTON ON DUNSMORE, RUGBY, CV23 9NF

£300,000 (OFFERS OVER)





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully extended and exceptionally well-presented three/four-bedroom family home, ideally situated at the end of a quiet cul-de-sac in the highly sought-after village of Stretton-on-Dunsmore. Occupying an enviable end plot, the property enjoys off-road parking together with a landscaped and private rear garden, making it an excellent choice for families and professionals alike.

The property has been thoughtfully extended to the side, rear, and into the loft, creating generous and versatile accommodation arranged across three floors.

On the ground floor, the accommodation comprises a welcoming entrance hall, a spacious living room filled with natural light, and a stylish kitchen breakfast room fitted with a range of contemporary units and integrated appliances. To the rear, a superb extended dining room provides an excellent space for entertaining, with direct views and access to the garden. A further ground-floor room offers flexibility as a fourth bedroom, home office, or study.

The first floor offers two well-proportioned double bedrooms, served by a modern family bathroom. The second floor has been converted to create a stunning master suite, featuring a large double bedroom with built-in storage and an en-suite shower room – a perfect private retreat.



Externally, the home continues to impress. The rear garden has been thoughtfully landscaped to create an attractive yet low-maintenance setting, ideal for outdoor dining and relaxation, while the end-plot position ensures a high degree of privacy.

The location is equally appealing. Stretton-on-Dunsmore is a picturesque and well-served village, offering a strong community feel and a range of local amenities including shops, pubs, and everyday services. Knightlow Primary School is just a short walk from the property, making it particularly attractive for families.

This outstanding home combines space, flexibility, and a prime village setting – early viewing is highly recommended.

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.

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.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 7" x 11' 11" (5.05m x 3.63m)

KITCHEN BREAKFAST ROOM

15' 1" x 7' 1" (4.6m x 2.16m)

DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m)

BEDROOM FOUR

12' 8" x 6' 7" (3.86m x 2.01m)



FIRST FLOOR

BEDROOM TWO

15' 2" x 10' 7" (4.62m x 3.23m)

BEDROOM THREE

13' 1" x 8' 8" (3.99m x 2.64m)

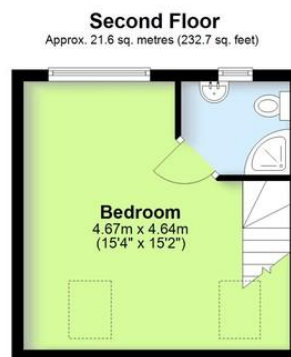
FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

15' 4" x 15' 2" (4.67m x 4.62m)

EN SUITE



Total area: approx. 111.5 sq. metres (1199.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garage

Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		