



VAUGHANREYNOLDS
ESTATE AGENTS

Ash Grove Frankton Lane
Stretton On Dunsmore, Rugby, CV23 9JQ



Located within one of the areas most prestigious and sought after rural settings, this bespoke home sits prominently within its mature leafy plot, set back from the lane beyond a generous fore garden and gravel driveway. Having been thoughtfully refurbished to offer a wealth of versatile, stylishly appointed accommodation, this amazing home should appeal to a wide mix of buyers, in particular, those looking for a beautifully finished turn key home, within easy access of the countless rural pursuits at hand.

Great thought has been given to the revised layout, helping to widen the appeal, together with high specification finishes in the kitchen and bathroom. New glazing, a state of the art heating and hot water system and new biomass sewage treatment plant are just a few of the new additions.

The Property

In brief, the accommodation comprises; Through a contemporary security door, you enter an inviting reception lobby, which then leads through to the heart of this home, which is the family kitchen dining and living space. Zoned to provide dedicated areas for food prep, dining and relaxed seating, this open plan space is ideal for those wishing to host guests whilst preparing meals. The kitchen area is beautifully appointed with a comprehensive range of sleek units, designed to provide ample storage, further complimented by a central quartz topped island and breakfast bar, instant hot tap and a comprehensive range of integrated appliances. Hard flooring continues throughout, bifold doors lead to the garden, integrated speakers provide the perfect ambience and there is a feature tiled fireplace, serving as a warming focal point

From here, you proceed past a modern WC and cloaks, to a multi-functional separate reception room. An ideal snug, reading room, TV room or play/hobbies room. An inner door then leads through to an impressive ground floor bedroom. This is the principal bedroom due to the space available, and has a feature fixed headboard, partitioning the bedroom and dressing spaces, glazed doors then lead to the garden and a further door leads to a stylishly appointed en-suite shower room. Fitted with high quality tiling and sanitaryware, the space has an oversize shower, bath, WC and vanity wash basin.







From the inner hall, stairs rise to the upper floor, where a central landing with feature glazed balustrade leads off to three bedrooms with good eaves storage and the principal bathroom. Each of the bedrooms enjoy pleasant views towards the garden, have feature vaulted or shaped ceilings and further enhance the overall appeal of this stylish home.

There are radiators fitted throughout the ground floor, and radiators to the first floor, serviced by a state of the art, all electric system.

Externally, there is an attached double garage with ample space for a workshop included, also fitted with electrically operated doors to front, light and power. The generous gardens extends to three sides, are laid mainly to lawn with various mature flowering shrubs, trees and plants throughout. An expanse of paving provides the perfect space for alfresco dining whilst soaking up the distant rural views over Princethorpe and Leamington Spa and links the ground floor reception and main bedroom space to the outside. To the front, an expansive fore garden provides a great first impression on approach, as does the sweeping gravel drive and planted central island. There is an EV charger to the front of the property.

The Location

Stretton-on-Dunsmore is a quiet village situated near the neighbouring towns of Royal Leamington Spa and Rugby and is surrounded by rolling Warwickshire countryside. The property is within close proximity to several neighbouring livery yards. The village benefits from an historic church, OFSTED rated 'Outstanding' Primary School, nursery, local shop, countryside pub and village hall with Beavers, Cubs and Scouts Group. The village is situated just south of the A45 trunk road, approximately midway between Rugby and Coventry. Administratively, Stretton is part of the borough of Rugby.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity. Private drainage via new biomass sewage treatment plant (installed 2024). No gas to the property.

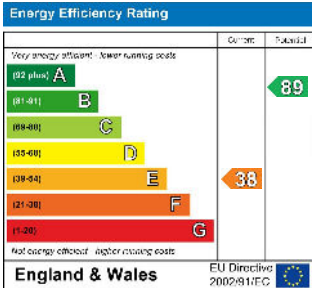
Local Authority: Rugby, Council Tax Band F

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Total area: approx. 203.3 sq. metres (2189.1 sq. feet)
This plan is for layout purposes only and not drawn to scale unless stated. Finition and door openings are approximate. Visit us on the link to a representative of this job, please check all dimensions and shapes before making any decisions related to your floor plan.
Plan produced using PlanIt.



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