



London Road, Stretton on Dunsmore, Rugby, CV23 9HN



**GUILD HOUSE**  
Estate Agents



This well established property in Stretton on Dunsmore has been beautifully maintained by the current owners both inside and out boasting spacious and versatile accommodation across 2 floors and having a modern advantage of both a garden office and self contained annexe, perfect for an independent family member or occasional guest suite. The ground floor accommodation comprises: entrance hallway, generous lounge with two feature bay windows and fireplace with wood burning stove, a second reception room currently used as an office and to the rear of the property is a huge wow factor lifestyle kitchen/family room with stunning roof lantern. The kitchen has been fitted with a comprehensive range of modern white units incorporating integrated appliances to include American style fridge/freezer, dishwasher, two built in ovens, hob and extractor. There's ample space for a large family dining table and a fantastic family room makes this a real gathering point within the home. Completing the ground floor is a large conservatory leading out into the garden, a handy utility and cloakroom/W.C.

To the first floor the well proportioned master bedroom benefits from built in wardrobes and extremely spacious en suite bathroom with bespoke built in storage, side by side basins, shower enclosure and bath. There are three further generous double bedrooms one of which has an en suite shower room and a large family bathroom finishes the upstairs of this well appointed detached property perfectly.

The expansive grounds continue to impress with the most beautiful Japanese inspired landscaped rear garden which offers complete privacy. Full of mature shrubs, architectural plants and trees, large stone boulders and cobbles create interesting features throughout the garden, including a water feature, several patio areas with ample space for outdoor entertaining and timber hut currently used as a gym. The self contained annexe is ideal for an independent adult still living at home and perfect for anyone with disabilities benefiting from a ramped access. The garden office is yet another addition to the property providing plenty of versatility of use.

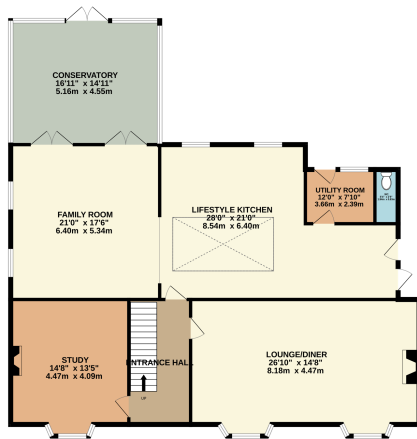
To the front of the property there is a large gravelled driveway with parking for at least 6 cars and still offering scope to add further outbuildings if required. All fully enclosed by secure electric gates.



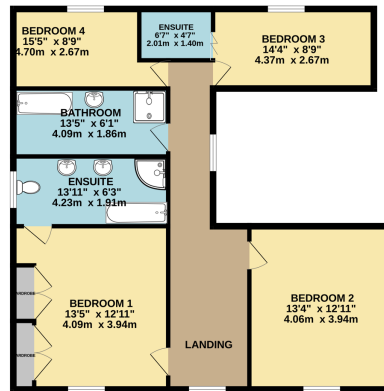
- STRETTON ON DUNSMORE
- 3000 SQ FT PLUS ANNEXE & GARDEN OFFICE
- 1/3 ACRE PLOT
- LIFESTYLE KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- POTENTIAL TO DEVELOP FURTHER
- CONSERVATORY
- FABULOUS LANDSCAPED REAR GARDEN
- REAR VIEWS OVER OPEN FIELDS
- DRIVEWAY FOR AT LEAST 6 CARS



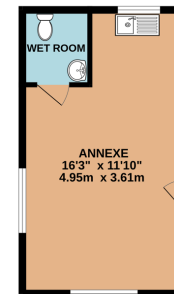
GROUND FLOOR  
1793 sq.ft. (208 sq.m.) approx.



1ST FLOOR  
953 sq.ft. (88.3 sq.m.) approx.



ANNEXE  
280 sq.ft. (26.0 sq.m.) approx.



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