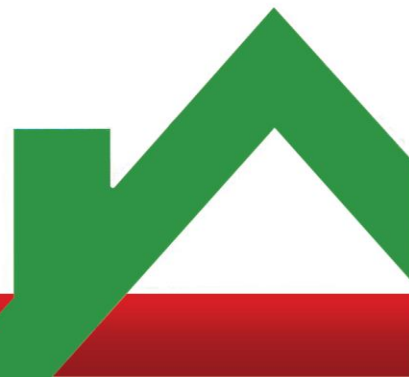




## 7 CHURCH HILL

STRETTON ON DUNSMORE  
RUGBY  
WARWICKSHIRE  
CV23 9NA

Guide Price £725,000



THE VILLAGE OF STRETTON ON DUNSMORE OFFERS EXCELLENT TRANSPORT LINKS TO THE SURROUNDING A45/M45/M1 AND A46 ROAD AND MOTORWAY NETWORKS.

RUGBY RAILWAY STATION OFFERS A MAINLINE INETRCITY SERVICE TO LONDON EUSTON IN UNDER 1 HOUR.

## AN EXCLUSIVE THREE BEDROOM DETACHED BUNGALOW WITH OPEN COUNTRYSIDE VIEWS & WELL TENDED GARDENS

### DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this individual three-bedroom extended detached bungalow set within beautifully landscaped gardens extending to approximately 1/3 acre, located on the periphery of this sought-after Warwickshire village.

Sited within the shadow of All Saints Parish church, this 1940's bungalow has been extended more recently to provide versatile and well-proportioned accommodation ideal for an extended or growing family. There is also potential to extend further into the roof space (subject to planning permission & regulations)

The village of Stretton on Dunsmore boasts a range of amenities to include a local general store/post office, a modern doctor's surgery, an outstanding primary school, a friendly pub and a spacious village hall.

There are excellent transport links to the surroundings towns and cities of Rugby, Coventry and Leamington Spa.

In brief the accommodation comprises of an entrance porch, entrance hall, lounge with feature fireplace and inset woodburner, dining room, fitted kitchen/breakfast room, bathroom, shower room and three double bedrooms.

The property benefits from gas fired central heating to radiators, Upvc double glazing, security alarm and photovoltaic solar panels.

Externally there is ample and secure off-road parking along with a detached double garage.

The landscaped front garden benefits from a south facing aspect and provides formal lawns with flowering and herbaceous shrub borders and inset maturing trees.

There is a sun terrace which provides uninterrupted views of the adjoining countryside and makes for an ideal al-fresco dining and entertaining space.

The rear garden areas are designed with low maintenance in mind with paved patio areas and raised shrub borders.

Early viewing is considered essential.

Gross internal area: 140 m<sup>2</sup> (1503 ft<sup>2</sup>)

### ACCOMMODATION COMPRISES:

#### ENTRANCE PORCH

Enter via Upvc double glazed double doors. Timber front entrance door with leaded opaque glazed pane.

#### ENTRANCE HALL

With radiator. Dado rail. Picture rail.



#### LOUNGE

19' 2" x 16' 6" (5.84m x 5.03m) A light and airy room offering far reaching views over open countryside. Two Upvc triple glazed French doors opening onto the front garden. Upvc triple glazed windows to the side and rear elevations. Feature fireplace with inset woodburner, timber surround and mantle over. Two radiators. Television aerial point. Dado rail. Picture rail.



### KITCHEN/BREAKFAST ROOM

13' 0" x 12' 6" (3.96m x 3.81m) Fitted with a range of Oak fronted base and wall mounted units to incorporate a stainless steel sink and drainer with mixer tap over. Adjoining solid Oak work surfaces with coordinating part tiled walls. Space for a gas cooker with extractor over. Space and plumbing for an automatic washing machine and dishwasher. Integrated fridge and freezer. Ceramic tiled floor. Radiator. Two Upvc double glazed windows to the side elevation.



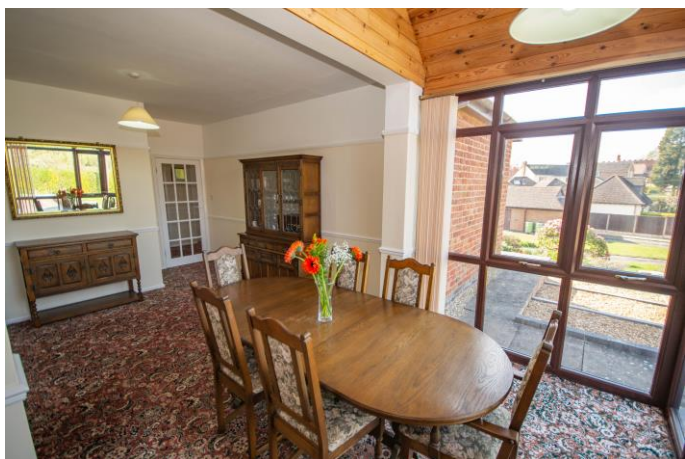
### SHOWER ROOM

8' 0" x 6' 0" (2.44m x 1.85m) Fitted with a white suite to comprise of a separate shower cubicle with electric shower over, low flush w.c. and a wall mounted wash hand basin. Coordinating tiled walls. Radiator Decorative ceramic tiled flooring. Vaulted ceiling with double glazed skylight. Extractor. Wall mirror.



### DINING ROOM

20' 8" max. x 10' 7" (6.30m max. 3.23m) With full height Upvc double glazed windows to the front and side with views of the garden and countryside. Radiator. Dado rail. Picture rail. Television aerial point.



### BEDROOM ONE

13' 7" x 13' 5" into bay (4.14m x 4.09m into bay) A spacious double room with Upvc double glazed bay window overlooking the front garden. Further Upvc double glazed window to the side elevation. Three radiators. Picture rail. Dado rail. Television aerial point.



### HALLWAY

11' 2" x 6' 2" (3.40m x 1.88m) With Upvc double glazed front entrance door and side panel. Decorative tiled flooring. Radiator. Vaulted ceiling. Exposed feature brick wall. Telephone point. Timber entrance door to the rear garden.

### BEDROOM TWO

13' 7" x 13' 5" into bay (4.14m x 4.09m into bay) A spacious double room with Upvc double glazed bay window overlooking the front garden. Picture rail. Dado rail. Three radiators. Two wall light points.



### BEDROOM THREE

13' 6" x 10' 7" (4.11m x 3.23m) A spacious double room with Upvc double glazed window to the rear elevation. Picture rail. Dado rail. Television aerial point. Radiator.



### BATHROOM

9' 9" x 6' 0" (2.97m x 1.83m) Fitted with a white suite to comprise of a panelled bath with low flush w.c. and a wall mounted wash hand basin. Coordinating tiled walls. Opaque Upvc double glazed window to the rear elevation. Ceramic tiled flooring. Chrome heated towel rail. Airing cupboard housing wall mounted combination gas fired central heating boiler with slatted linen shelves.



### FRONT GARDEN

The property is approached via decorative wrought iron gates with a sweeping tarmac driveway providing ample on-site parking and providing access to the detached double garage.

The landscaped and well tended gardens are mainly laid to lawn with maturing specimen shrubs and trees. Privet hedging and fencing to the boundary. Tiered terracing with gravelled beds. Paved patio area providing an ideal al-fresco dining and entertaining space.



### DETACHED GARAGE

21' 04" x 14' 1" (6.52m x 4.30m) Of brick construction with electric roller door. Personnel door to the side. Power and light connected. Eaves storage.



### REAR GARDEN

The rear and side gardens are laid to paving and hosts further raised flowering and herbaceous shrub beds. Wood store. Timber garden shed. Timber fencing and hedging to the boundary. Garden shed. Greenhouse, Cold water connection. Courtesy and security lighting. Pedestrian access leading to both sides.



## DIRECTIONS

Proceeding from our Rugby town centre office, continue along the A4071 Bilton Road for approximately 4 miles.

Continue onto the A45 and follow the signs towards Coventry for approximately 2.2 miles. At the roundabout, turn left onto the Fosse Way and continue to turn right into Brookside.

Upon entering the village, bear left at the General Store and head up Church Hill. Continue round to where the property can be located on the left-hand side.

## VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

## AGENT'S NOTES

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax Band: 'G'

All Mains services are connected.

### Energy performance certificate (EPC)

7, Church Hill Brookside, Brookborough RUGBY CV21 3AA	Energy rating <b>C</b>	Valid until 29 May 2027
Property type Detached bungalow	Certificate number 1088-6099-7296-1632-4996	
Total floor area 140 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

The graph shows this property's current and potential energy rating.

This property's current energy rating is C. It has the potential to be A.

See [how to improve this property's energy performance](#).

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	67	81
55-68	D		
35-54	E		
21-34	F		
1-20	G		



BROWN & COCKERILL PROPERTY SERVICES LIMITED have prepared these details in good faith from our own inspection and on information supplied by the seller. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL PROPERTY SERVICES LIMITED has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL PROPERTY SERVICES LIMITED do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

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