



The Old Barn Brookside
Stretton on Dunsmore CV23 9TR
Guide Price £695,000

The Old Barn Brookside

Being situated within the characterful heart of Stretton on Dunsmore village, just a short walk from the village green and village store, this attractive barn conversion offers four bedroomed family living and was originally an outbuilding to the neighbouring timber framed farmhouse. Being attractively positioned in a courtyard style setting alongside the original farmhouse and one further barn conversion, the property offers double glazed and gas centrally heated accommodation which is well presented throughout and includes two reception rooms, a spacious kitchen/breakfast room and four first floor bedrooms, together with two bathrooms. Also benefiting from a double garage, one of the most notable features of the property is the generously proportioned garden studio, which has previously been used as an artist's studio, but could form an excellent home office amongst other possible uses. Overall this is a rare opportunity to purchase an appealing and comfortable barn conversion within a delightful village setting.

LOCATION

Stretton on Dunsmore is a picturesque village situated approximately equidistant between Leamington Spa, Rugby and Coventry. Having historic roots that go back to Anglo Saxon times, the village offers a number of useful facilities and amenities including a delightful old church, All Saints, a popular public house, The Oak and Black Dog, a general store and post office, a doctors' surgery and highly regarded village primary school. Despite its setting in Warwickshire countryside, the village is well placed for local road links including those to neighbouring centres and local villages, together with the nearby A45, which in turn links to the Midland motorway network.

ON THE GROUND FLOOR

Period style entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With oak floor, double glazed window, central heating radiator, staircase off ascending to the first floor, door to useful understairs storage cupboard and further doors radiating to:-

CLOAKROOM/WC

With white fittings comprising low level WC with concealed cistern, inset wash hand basin with storage cupboard below, tiled floor and central heating radiator.

LOUNGE

5.79m x 3.96m (19'8" x 13'9")

The most striking feature of which is the large inglenook style fireplace featuring exposed brickwork with quarry tiled hearth and beam over, double glazed windows to front and rear elevations together with double glazed French style doors opening into the garden, two central heating radiators and through access to:-

DINING ROOM

3.66m x 3.05m (12'4" x 10'5")

With double glazed bay window, central heating radiator and door to the reception hall with feature glazed panels to either side.

KITCHEN/BREAKFAST ROOM

4.57m x 3.05m (15'4" x 10'3")

Being extensively equipped with a range of modern units in a grey wood grain finish comprising coordinating base cupboards, drawers and wall cabinets, grey marble effect worktops with tiled splashbacks, inset four burner gas hob with concealed filter hood above, together with integrated electric oven having cupboards above and below, integrated Neff dishwasher and integrated larder style fridge, double glazed door to rear garden, central heating radiator, ceramic tiled flooring and door to:-

UTILITY ROOM

3.05m x 0.91m (10'3" x 3'9")

With space and connections for washing machine and tumble dryer, stainless steel sink unit with base cupboard and matching wall cupboards, personnel door to garage, double glazed window and central heating radiator.

ON THE FIRST FLOOR

LANDING

With double glazed window to the turn of the stairs, access trap to the roof space which is boarded for storage with retractable loft ladder, built-in airing cupboard housing the Worcester gas fired boiler and doors radiating to:-

MASTER BEDROOM (REAR)

5.18m x 3.05m (17'6" x 10'3")

Being extensively equipped with a comprehensive range of fitted furniture comprising an excellent range of wardrobing, together with integrated

bedside cabinets, overhead storage, dressing table and drawer unit, double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being partly ceramic tiled and well equipped with white fittings comprising low level WC with concealed cistern, inset wash hand basin with integrated storage below, large walk-in shower enclosure with sliding glazed door giving access and fitted shower unit, double glazed roof light, chrome towel warmer/radiator and ceramic tiled floor.

BEDROOM TWO (FRONT)

3.96m x 2.74m (13'9" x 9'8")

Having fitted furniture comprising double wardrobe, matching dressing table and bedside cabinets, twin double glazed windows and central heating radiator.

BEDROOM THREE (REAR)

4.32m x 2.74m (14'0" x 9'5")

Again having an excellent range of fitted furniture comprising wardrobe, bedside cabinets, drawer units and matching work station, double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)

3.05m x 2.44m (10'5" x 8'4")

With double glazed window and central heating radiator.

FAMILY BATHROOM

Being attractively appointed with partly tiled walls and modern white fittings comprising low level WC, inset bath with centre mounted mixer tap and shower unit over, inset wash hand basin with integrated cupboard below and illuminated mirrored cabinet over, double glazed roof light and towel warmer/radiator.

OUTSIDE

Features

- Character Barn Conversion
- Lovely Village Position
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility
- Four Good Bedrooms
- Two Bathrooms
- Double Garage
- Parking
- Garden Studio





Floorplan



Contact us

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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band G - Rugby Borough Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		