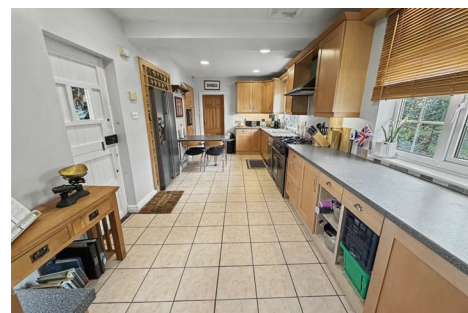


**Holly Cottage 3 Main Street
Stretton Under Fosse
RUGBY
CV23 0PF**

Guide Price £650,000



- SIX BEDROOM DETACHED COTTAGE
- UTILITY & DOWNSTAIRS SHOWER ROOM
- FITTED FOUR PIECE FAMILY BATHROOM
- DOUBLE DETACHED GARAGE & AMPLE OFF ROAD PARKING
- OVER LOOKING COUNTRYSIDE FIELDS
- FOUR SEPERATE RECEPTION ROOMS
- LARGE FITTED KITCHEN
- EN-SUITE TO MASTER
- SET ON APPROXIMATLEY 1/3 OF AN ACRE
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A handsome SIX bedroom detached residence set in the heart of Stretton-under-Fosse, this substantial village home sits on approximately one third of an acre and enjoys open farmland views to the rear. Dating back to 1880. Externally there is off road parking for four cars and a detached double garage. The house benefits from gas central heating and Upvc double glazing throughout.

Inside, the accommodation is spacious and characterful, beginning with a welcoming hallway that connects the main reception rooms. The large fitted kitchen is complemented by a separate utility room, while the ground floor also offers a generous lounge, a formal dining room, a cosy sitting room, a study, a cloakroom and a shower room. Both the lounge and dining room feature beautiful cast-iron working coal fires, adding warmth and charm to the living spaces.

Upstairs, six well-proportioned bedrooms provide excellent family accommodation, with the master bedroom enjoying its own ensuite. A four-piece family bathroom completes the first floor.

Stretton-under-Fosse offers an appealing rural setting while remaining well connected to Rugby, Coventry and Royal Leamington Spa, with convenient access to major road and rail networks. The village itself benefits from a popular farm shop and café, while the nearby village of Brinklow, just two miles away, provides further amenities including general stores, a fish and chip shop, a doctor's surgery, a first school, a preschool and a private nursery.

Accommodation Comprises

Entry via obscure part glazed timber door into:

Reception Hall

Window to side. Radiator. Doors off to study, cloakroom, and lounge.

Study

11'1" x 10'9" (3.40m x 3.30m)

Two windows to front aspect. Radiator.

Lounge

20'0" x 13'5" (6.10m x 4.11m)

Window to rear aspect. Sliding patio door to rear garden. Radiator. Attractive fireplace with cast iron open fire, timber surround and granite hearth. Radiator. Coving to ceiling. Spotlights. Doors off to sitting room and dining room.

Sitting Room

10'9" x 10'9" (3.30m x 3.30m)

Two windows to front aspect. Radiator.

Dining Room

15'8" x 10'9" (4.79m x 3.30m)

Two windows to front aspect. Window to side aspect. Radiator. Attractive fireplace with cast iron open fire. Understairs storage cupboard. Coving to ceiling. Spotlights. Door to stairs rising to first floor with window to front aspect. Door to kitchen.

Kitchen / Diner

22'0" x 9'6" (6.71m x 2.91m)

Fitted with a range of base and eye level Beech effect kitchen units. One and a half bowl resin sink unit with mixer tap over. Built in microwave. Space for a rangemaster cooker with extractor over. Space and plumbing for a dishwasher. Space for an American fridge/freezer. Tiled floor. Spotlights. Two windows to side aspect. Window overlooking rear garden. Stable door to rear lobby. Door to utility room.

Utility Room

Beech effect base and eye level units. Work surface space. Stainless steel sink unit with mixer tap. Tiled floor. Wall mounted boiler. Space and plumbing for a washing machine also space and vent for tumble dryer.

Rear Lobby

Wooden double glazed windows to side and rear. Door to rear garden.

Cloakroom

Sliding timber door to shower room.

Shower Room

Corner shower cubicle with electric shower. Low level w.c. Inset wash hand basin with mixer tap and storage beneath. Tiled walls. Vinyl flooring. Radiator. Obscure window to rear elevation.

First Floor Landing

Dado rail. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

12'5" x 10'9" (3.80m x 3.30m)

Two windows to front aspect. Window to side aspect. Decorative feature fireplace. Built in wardrobes, cupboards and shelving. Radiator. Door to ensuite.

Ensuite

Corner shower cubicle with mixer shower. Low level w.c. Wall mounted wash hand basin with storage beneath. Tiled walls. Extractor fan.

Bedroom Two

11'11" x 11'1" (3.64m x 3.40m)

Window to front aspect. Radiator.

Bedroom Three

10'10" x 10'9" (3.31m x 3.30m)

Window to front aspect. Built in wardrobes. Radiator.

Bedroom Four

11'1" x 10'6" (3.40m x 3.22m)

Restricted height. Window to rear aspect. Built in wardrobes, drawers and desk.

Bedroom Five

11'5" x 9'6" (3.49m x 2.91m)

Window to side aspect. Built in wardrobes, storage and desk. Decorative feature fireplace.

Bedroom Six

Window to rear aspect. Built in wardrobes and desk.

Bathroom

9'2" x 7'11" (2.80m x 2.42m)

Double corner shower cubicle with mixer shower. Panel bath. Wash hand basin with mixer taps over. Low level w.c. Tiled walls. Chrome radiator. Obscure window to rear aspect. Wooden flooring. Extractor fan.

Garden

Mainly laid to lawn. Feature pond. Patio area. Greenhouse. Range of mature shrubs and trees. Overlooking farmland to the rear. Brick wall and fencing to boundaries.

Double Garage

The detached double garage is located to the side of the property and has adjacent off road parking for four cars.

Agents Note

Council Tax Band: F

Energy Efficiency Rating: D



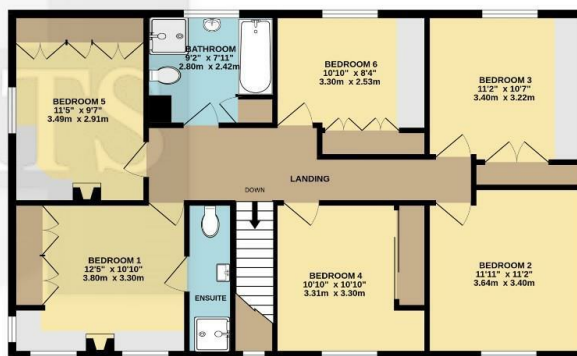




GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	57	73
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.