Lime Kiln Farm, 205 London Road, Stretton On Dunsmore, Rugby, Warwickshire, CV23 9JB
A four bedroom Grade II listed farmhouse situated in a rural location on the edge of the popular village of Stretton Upon Dunsmore with outstanding countryside views. The property has many character features and sits on a generous plot of 0.81 acres.

Features
- Four double bedrooms
- Master bedroom with en-suite
- Four reception rooms
- Inglenook fireplace
- Grade II listed
- Countryside views
- Ceiling beams
- Outbuildings
- Parking for several vehicles
- Original features
- Generous plot
Location
Stretton on Dunsmore is a sought after village with two public houses, a doctors’ surgery with a dispensary and a well regarded primary school with pre-school and after school clubs, along with a nursery for younger children. Rugby offers a good selection of state funded and independent primary and secondary schooling, including excellent grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The schooling in Lutterworth is very popular with a number of highly regarded schools including Lutterworth High School and Lutterworth College. The village boasts a large general store which includes a Post Office and off-licence and acts as a focal point for village information. The parish church has regular services and a number of associated activities such as a bell ringing and Sunday school. The village hall provides a hub for social events and is regularly used for meetings, entertainment, exhibitions and community functions. There are two recreation areas which include a play space for young children, cricket and football pitches, and a skate-board park. There is a regular bus service to Coventry, Rugby, Leamington and the surrounding villages and there is even a garage for servicing and MOTs. The property is very well situated for access to the major road networks including the M1, M6 and M42. Rugby and Coventry, both about twenty minutes away, have high speed rail services to London with Virgin trains from Rugby taking just under 50 minutes.

Ground Floor
The entrance hall has stairs rising to the first floor and doors to the storage rooms and the ground floor accommodation. The dining room has an impressive brick built, inglenook fireplace with bressumer beam, flagstone hearth, chimney hood, with fire basked below, with feature cupboards to both sides. The study has a wooden floor and has doors which provide access to a wc and to the outside of the property. Brace and latch doors provide access to the snug which has a storage cupboard and a door to the utility room, which has a velux window and further door to the outside. The sitting room has wooden doors which lead to the rear garden, with glazed panels either side and low-level window seats, with the focal point being an open Victorian style fireplace with marble surround and tiled hearth. A spacious kitchen/breakfast room has an oil fired AGA inset into a brick built chimney breast, with bressumer beam over. Fitted appliances include an electric four ring hob with extractor fan over, integrated dishwasher and electric double oven. There is original quarry tile flooring throughout and a range of wall and base fitted wooden kitchen units. Doors from the kitchen lead to the front of the property and through to the snug and entrance hall.
**First Floor**

A spacious landing provides access to the four double bedrooms and family bathroom. The master bedroom has panelled wardrobes either side of a chimney breast with Victorian style feature fireplace and wooden surround. A door from the master bedroom leads to the en-suite which has a bath, with fitted shower and shower screen over, original beam to the wall, wc and wash hand basin. The guest bedroom has an attractive box bay window with panelled window seat below, whilst bedroom three has beams to the wall and ceiling. There are fitted wardrobes to bedroom four along with a velux window. The family bathroom has feature beams, panelled bath, wc and wash hand basin inset into a vanity unit.

**Outside**

The property is off Rugby Lane at the end of a gravelled farm road. To the front of the property there is a gravelled drive which provides ample off-road parking for several vehicles. The property has a fore garden enclosed by a low level brick wall with wrought iron gate. A five bar gate provides access to a further gravelled area which leads to the mature garden at the rear of the property, which is mainly laid to lawn with mature shrubs, hedging and planting. Further to this there is a second garden located to the side of the property. Adjoining the property is a brick-built store (6.90m x 3.52m) which houses the oil tank and has power and light connected, this could easily be converted and incorporated into the main house, subject to obtaining necessary planning permission. There is also access to a boiler room which houses the boiler and in turn serves the hot water and central heating system. There are two further brick-built outbuildings (6.01m x 4.60m), again with power and light connected. These could have multiple uses if converted and would make an ideal home office. (subject to obtaining planning permission). In all the total plot approaches 0.81 acres.
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance, let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.