



EDWARD KNIGHT
ESTATE AGENTS

OBERON HOUSE, 25 SCHOOL STREET, CHURCH LAWFORD, RUGBY, CV23 9EE

OFFERS OVER £600,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, traditional style, detached home situated in the sought-after village of Church Lawford and well placed for access to the M1, M6 and M69 Motorways. This four-bedroom property offers well-presented accommodation arranged over two floors and has been modernised to a high standard throughout. It further benefits from an impressive 0.25 acre plot with driveway providing ample parking space in front of a double garage.

LOCATION

Church Lawford is a peaceful village located in between Rugby & Coventry. It lies just south of the River Avon between Rugby and Coventry and is also convenient for access to the M1, M6 and M69 Motorways. Church Lawford is surrounded by beautiful countryside with an abundance of wild life and nature walks to neighbouring villages such as Long Lawford which in turn offers amenities such as; local shop, junior school and two parks.

GROUND FLOOR

Enter the property into the spacious entrance hall which is laid with beautiful flagstone tiles. The entrance hall has stairs that rise to the first floor, two double glazed windows and doors off to the immaculately presented ground floor accommodation.



The kitchen / diner has double glazed windows to two aspects and has been refitted with a full range of high end base and eye level units with granite work tops, Belfast sink, a unique sky blue range style cooker with six ring gas hob, hot plate, built in extractor hood over and complimentary tiling to splashbacks. There's an integrated undercounter fridge, a breakfast bar that sections off a dining area which in turn opens onto the utility area. The stunning flagstone flooring continues into the adjoining space which is fitted with a range of additional units with built in sink and houses a range of

appliances which include; integrated washing machine, double fridge, freezer and larder unit. There is also a double-glazed door that leads onto the garden.

From the hallway a pair of double opening wooden doors with glazed panels open into the dining room which overlooks the rear garden. The lounge is bright and airy with a window to the front aspect and a set of double opening patio doors onto the rear garden. The space also features an exposed brick fireplace with cosy log burner.

At the front of the property is a third reception room, perfect for use as an office / playroom or additional sitting room. This room has a window to one side aspect and double opening doors to the other.

The guest WC is fitted with a modern cloakroom suite comprising of a concealed WC and vanity unit with inset wash hand basin. There's a continuation of flagstone flooring along with a chrome heated towel rail and a double-glazed window to the side aspect.

ENTRANCE HALL

CLOAKROOM

4' 10" x 4' 10" (1.47m x 1.47m)

KITCHEN/BREAKFAST ROOM

20' 10" x 10' 0" (6.35m x 3.05m)

UTILITY AREA

8' 5" x 4' 5" (2.57m x 1.35m)

DINING ROOM

10' 4" x 18' 2" (3.15m x 5.54m)

SITTING ROOM

20' 5" x 13' 0" (6.22m x 3.96m)



STUDY/RECEPTION ROOM

10' 10" x 14' 10" (3.3m x 4.52m)

FIRST FLOOR

Stairs rise from the entrance hall to the large first floor landing which in turn provides access to four spacious double bedrooms and the family bathroom. The landing also offers access to the loft area as well as an ample sized airing cupboard.

The beautiful master bedroom is situated at the rear of the property offering stunning views over the rear garden and stunning countryside beyond. It is fitted with







wardrobes and a has a door onto a modern en-suite shower room complete with enclosed shower cubical, wash hand basin, low flush WC and a heated towel rail.

Bedroom three and four are also good-sized double bedrooms also offering views to the rear, whilst bedroom two at the front of the property features a newly fitted en-suite comprising of; shower cubical, wash hand basin, low flush WC and a heated towel rail.

The family bathroom is large in size and fitted with a four-piece modern suite which comprises; a double shower cubical, bath and vanity unit with concealed WC and inset wash hand basin.



STAIRS & LANDING

MASTER BEDROOM

11' 2" x 14' 10" (3.4m x 4.52m)

EN SUITE

10' 8" x 6' 6" (3.25m x 1.98m)

BEDROOM TWO

10' 5" x 14' 0" (3.18m x 4.27m)

EN SUITE

4' 8" x 4' 9" (1.42m x 1.45m)

BEDROOM THREE

12' 0" x 10' 2" (3.66m x 3.1m)

DRESSING AREA

9' 8" x 7' 7" (2.95m x 2.31m)

BEDROOM FOUR

8' 11" x 13' 0" (2.72m x 3.96m)

FAMILY BATHROOM

6' 10" x 9' 10" (2.08m x 3m)

OUTSIDE

To the front of the property there is a driveway providing ample parking for several vehicles in front of a double, brick built garage.

To the rear is an impressive, mature garden that is large in size and split into two sections. The first area has a large, initial patio with well stocked borders, a pond housing a water feature and fencing to boundaries. An archway leads through to the second section which is laid to lawn with borders housing mature shrubs and a variety of trees and plants. The garden backs onto rolling countryside beyond offering extensive views of the stunning nature surrounding.

DOUBLE GARAGE

18' 8" x 19' 5" (5.69m x 5.92m)



GROUND FLOOR
1362 sq. ft. (126.5 sq. m.) approx.



1ST FLOOR
965 sq. ft. (89.6 sq. m.) approx.



TOTAL FLOOR AREA : 2327 sq. ft. (216.2 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			
(92-100)	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, Scotland & Wales		71	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		65	75
		EU Directive 2002/91/EC	