



EDWARD KNIGHT
ESTATE AGENTS

HARLEQUIN HOUSE, COVENTRY ROAD, LONG LAWFORD, RUGBY, CV23 9ED

£625,000





PROPERTY SUMMARY

A private development of just three luxury homes on the outskirts of Long Lawford village. This five-bedroom, three storey home has been perfectly constructed and well-appointed with an obvious attention to detail throughout the accommodation. The property occupies an enviable plot with views over beautiful open countryside and a size-able rear garden. Viewings for this no chain property are strictly by appointment with Edward Knight Estate Agents.

LOCATION

The property itself is located on the edge of beautiful countryside and is just a stone's throw from a variety of public footpaths across equestrian paddocks and bridged walkways into neighbouring villages.

Long Lawford is a well-served village in the Rugby borough of Warwickshire and is located just 2.5 miles from Rugby's town centre. The village centre offers a range of amenities including the King George V playing field and Memorial Hall which has become known for its local events and various organised groups. The centre of the village boasts a brand-new co-operative supermarket as well as various eateries, a convenience store and two public houses located on Main Street.

There is a well-regarded primary school located in the village and Rugby itself offers a broad spectrum of further private and public schooling for all ages.



GROUND FLOOR

Entrance via composite Irish Oak front door. Hallway has underfloor heating with Ambience Luxury Vinyl flooring laid in herringbone, down lighters, and alarm control pad and storage cupboard housing CAT 6 data cabinet, BT master socket and aerials.

KITCHEN/DINER

20' 10" x 23' 6" (6.35m x 7.16m)

Open plan with waterfall centre island to seat four, fully wrapped in Carrara Quartz, appliances to include Neff feature induction hob, two Neff hide and slide ovens, Neff integrated dishwasher, integrated full height larder fridge, integrated full height larder freezer, Hoover 600mm wine cooler, undermount sink, Franke 4-1 kettle tap, down lighters with feature lighting above centre island, underfloor heating, dining area, snug area, aluminium bi-fold doors (4.8 meters) to rear garden, three Velux roof windows, flooring Ambience Luxury vinyl flooring laid in herringbone.

LIVING ROOM

20' 1" x 13' 5" (6.12m x 4.09m)

Oak internal French doors, carpeted with Flavell wood burning stove, two bespoke firework ceiling lights, four twin socket outlets and media plate with CAT 6, aerial and sky cables.

UTILITY ROOM

6' 2" x 6' 3" (1.88m x 1.91m)

Hoover 10kg washing machine, Smart Hoover 9kg condensing tumble dryer, quartz worktop with undermount sink and Handsgrohe tap, underfloor heating and down lighters. Heating and hot



water programmer.

FIRST FLOOR

First floor landing leading to four double bedrooms and master bathroom. Feature ceiling light and thermostat control for upper floors.

BEDROOM TWO

12' 8" x 12' 5" (3.86m x 3.78m)

Carpeted with feature window and designer radiator.







ENSUITE

3' 3" x 8' 2" (0.99m x 2.49m)

Vitra wall hung sink, back to wall Vitra toilet with concealed cistern, Hansgrohe taps and shower with Porcelanosa tiles.

BEDROOM THREE

12' 5" x 11' 8" (3.78m x 3.56m)

Carpeted with cloud 9 underlay and Apollo Plus carpet and include four twin socket outlets, CAT6 media point and aerial point.

BEDROOM FOUR

10' 5" x 11' 5" (3.18m x 3.48m)

Carpeted with cloud 9 underlay and Apollo Plus carpet and include four twin socket outlets, CAT6 media point and aerial point.

BEDROOM FIVE

4' 1" x 11' 1" (1.24m x 3.38m)

Carpeted with cloud 9 underlay and Apollo Plus carpet and include four twin socket outlets, CAT6 media point and aerial point.

FAMILY BATHROOM

7' 8" x 8' 2" (2.34m x 2.49m)

1800mm recessed bath, recessed shelf, Hansgrohe wall mounted mixer valve with handset, wall hung Vitra sink with Hansgrohe tap, back to wall Vitra toilet with concealed cistern, walls and floor fully tiled in Porcelanosa tiles.



SECOND FLOOR

MASTER BEDROOM/DRESSING AREA/EN SUITE

26' 2" x 24' 3" (7.98m x 7.39m)

Approx 36 square meters with plenty of room for walk in wardrobe and seating area, countryside views to front and rear, front view via feature gable window and rear view via Velux Cabrio balcony, wall mounted tv point with CAT6 data and aerial point, eight twin socket outlets, down lighters, carpeted.

Master en suite with walk in shower, Vitra toilet, Hansgrohe concealed mixer shower with twin outlets, large Vitra wall hung sink and LED mirror with shaving point.

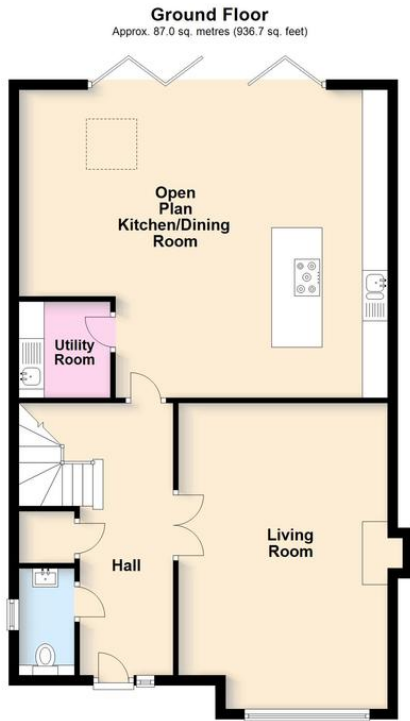
OUTSIDE

Lawned and patio areas with timber fencing surrounds. Gated access to the side and rear access into the single garage.

The single garage has an electric roller door, power and lighting connected. Housing boiler and water heating tank.

ADDITIONAL INFORMATION

The property comes with a 10-year builders warranty, alarm included with Ring door bell, outside lighting and sockets.



Total area: approx. 218.0 sq. metres (2346.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

