



EDWARD KNIGHT
ESTATE AGENTS

THE OLD COTTAGE, 1 CHAPEL STREET, LONG LAWFORD, RUGBY, CV23 9BH

OFFERS OVER £375,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale "The Old Cottage", a charming, detached residence in Long Lawford which dates back to 1849. Situated in a pretty location and occupying an enviable plot this property is the perfect family home. The ground floor has two reception rooms, a bedroom/office, a ground floor bathroom and a spacious kitchen breakfast room which overlooks the stunning rear garden. The first floor has three bedrooms and a separate WC and sink. The rear garden is considered an Oasis, being completely private, south facing and having various entertaining areas including and large summer house and Jacuzzi area, whilst the for-garden provides parking for several vehicles and access to an oversized detached garage.

LOCATION

The property itself is located within the village on a quiet road which borders beautiful countryside and is just a stones 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 other various take away, 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.



ENTRANCE HALL

uPVC double glazed door and window to side aspect. Laminate flooring. Radiator. Stairs rising to the first floor. Understairs storage cupboard. Pantry cupboard. Doors onto further accommodation.

GROUND FLOOR BATHROOM

Bath with mixer tap. Separate shower cubicle with mains powered shower and rainfall effect shower head. Low level WC. Wash hand basin. Extractor fan. Partly tiled walls. Heated towel rail. uPVC double glazed opaque windows to front and side aspects.

BREAKFAST KITCHEN

17' 1" x 15' 4" which narrows to 8' 5" (5.21m x 4.67m)
L shaped kitchen comprising of: Wall and base units with work surfaces over. One and half bowl ceramic sink and drainer unit with a mixer tap. Integrated under counter fridge and freezer. Space for washing machine and dishwasher. Free standing range master style gas cooker. Radiators. uPVC double glazed windows to side and rear aspects. Door to the rear aspect.

LOUNGE

14' 2" x 13' (4.32m x 3.96m)
uPVC double glazed windows to side and front aspects. Feature window looking out to entrance hallway. Inglenook fireplace with a log burning stove, original cupboards either side. Exposed beams. TV point. Wall mounted lights.

DINING ROOM

13' 4" x 10' 2" (4.06m x 3.1m)
uPVC double glazed window to side aspect. Feature fireplace with brick surround. Exposed beams. Wall mounted lights.

STUDY / GROUND FLOOR BEDROOM

11' 10" x 6' 8" (3.61m x 2.03m)
uPVC double glazed windows to front and side



aspects. Wall mounted radiator. Picture rail. Dado rail. Exposed beams.

UTILITY ROOM

Ceramic tiled floor. Tumble drier. Wall mounted lights. Exposed beams. uPVC double glazed window to rear aspect and uPVC double glazed door to side aspect.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Exposed beams. Wall mounted light. Doors to further first floor accommodation.







BEDROOM ONE

13' 4" x 13' 2" (4.06m x 4.01m)

uPVC double glazed windows to front and side aspects. Wall mounted radiator. Wall mounted lights. TV and telephone points.

BEDROOM TWO

13' 2" x 10' 1" (4.01m x 3.07m)

uPVC double glazed window to side aspect. Wall mounted radiator. Wall mounted lights. TV point. Loft hatch.



BEDROOM THREE

13' 0" x 12' maximum measurement (3.96m x 3.66m)

L shaped room. Currently used as a dressing room and comprising of: uPVC double glazed windows to side and rear aspects. Wall mounted radiator. Wall mounted light. Airing cupboard housing the wall mounted combination boiler and slatted linen shelving.

WC

Wall mounted radiator. Wall mounted wash hand basin with separate taps and tiled splash backs. Low flush W.C. uPVC double glazed obscure window to front aspect.



FRONT GARDEN

Vehicular access onto a block-paved driveway where there is access to a detached single garage. Courtesy lighting. Very well stocked flowerbeds, borders and hedgerows retained by a brick wall. Block-paved path leading down the side of the property to the front door, also leads to a further lockable solid wooden gate giving access into the rear garden.

REAR GARDEN

Block-paved patio at the very base of the property and access down both sides of the property via lockable wooden gates. Further crazy paving leading to the rear of the garden to a garden shed and a log store.

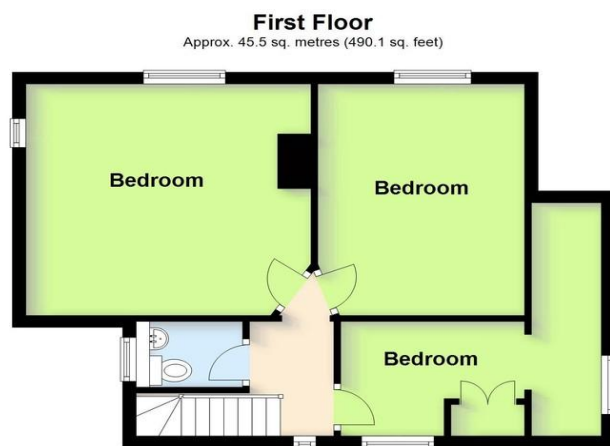
Majority of the garden is laid to lawn and retained by a brick wall. Enclosed by lovely trees and a range of different flowerbeds and borders. Pond with a water feature. Decked area to the rear of the garden with pergola and hot tub with lighting and electricity. Courtesy lights. Cold water tap. Garden further benefits from not being directly over-looked and being of a very sunny aspect.

GARDEN ROOM / OFFICE

Door and windows to front aspect. Fully equipped with power, lighting and Category 6 internet access.

SINGLE GARAGE

Up and over door with power and lighting connected.



Total area: approx. 115.1 sq. metres (1238.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

