



EDWARD KNIGHT
ESTATE AGENTS

11 LODGE FARM CLOSE, LONG LAWFORD, RUGBY, CV23 9GJ

£475,000





PROPERTY SUMMARY

A Beautifully Appointed Four Bedroom Detached Residence in an Exclusive Cul-de-Sac Setting – Built by Owl Homes in 2020

Edward Knight Estate Agents are proud to present this exceptional four-bedroom detached family home, located in a quiet and picturesque cul-de-sac within the highly sought-after village of Long Lawford. Situated in a private enclave of just 14 exclusive homes comprising 3, 4, and 5-bedroom properties, this elegant residence offers spacious, high-specification living ideal for modern family life.

Built in 2020 by the renowned Owl Homes, this property has been finished to an exacting standard with premium fixtures and fittings throughout, and further enhanced by the current owners to an even higher specification.

Key Features Include:

Underfloor heating throughout the ground floor

Amtico luxury flooring in key living spaces

Quartz worktops in the contemporary kitchen

Fitted wardrobes in three of the four bedrooms

A professionally landscaped rear garden offering low-maintenance outdoor living

Accommodation Summary:

On entering the property, you are greeted by a spacious and light-filled entrance hallway that sets the tone for the rest of the home. The ground floor comprises:

A stylish cloakroom/WC

An impressively proportioned lounge, perfect for relaxing and entertaining

A stunning open-plan kitchen and dining room, complete with integrated appliances, sleek cabinetry, quartz worktops, and bi-folding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living

A practical utility room, finished to match the main kitchen for a cohesive and high-end look

The first floor offers:

Four generously sized bedrooms

A luxurious master suite with fitted wardrobes and a private en-suite shower room

Additional fitted wardrobes in bedrooms two and four

A beautifully presented family bathroom with modern tiling, high-quality fittings, and a separate shower cubicle

External Features:

Externally, the home is equally impressive. To the front is a neatly maintained fore garden and a generously sized driveway providing ample off-road parking, which leads to a detached single garage.

The rear garden has been thoughtfully designed and landscaped to create a tranquil, private retreat, perfect for both relaxing and entertaining. It features new fencing, raised planted borders, and multiple seating areas, all carefully arranged to offer a stylish, low-maintenance outdoor space.

This outstanding home offers the perfect combination of contemporary style, quality craftsmanship, and peaceful village living—all within easy reach of local amenities, well-regarded schools, and transport links.

Viewing is highly recommended to fully appreciate the scale, quality, and setting of this unique property. To arrange your private appointment, please contact Edward Knight Estate Agents today.

LOCATION

Discover the Charm of Long Lawford and the Surrounding Area

Nestled amidst the picturesque Warwickshire countryside, Long Lawford is a quintessential English village brimming with charm, history, and community spirit. This delightful village is characterised by a wealth of attractive period properties, leafy lanes, and a friendly, welcoming atmosphere. Residents enjoy the best of both worlds—rural tranquility with easy access to urban amenities.



The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbours know each other and a true sense of community thrives.

Set near the tranquil banks of the River Avon, Long Lawford is just a short drive from the historic market town of Rugby—a town known across the globe as the birthplace of Rugby football. As the second largest town in Warwickshire, Rugby offers an extensive range of shops, supermarkets, cafés, restaurants, and bars, alongside excellent leisure and cultural facilities.







At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St. Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just under five miles from Long Lawford is the stunning Draycote Water Country Park. This vast natural oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddleboarding. It's also a haven for wildlife watchers and a favourite spot for anglers and birdwatchers alike.

A short drive away lies the expansive Coombe Country Park, set in over 500 acres of landscaped gardens, woodlands, and serene lakes. Whether you're planning a family day out, a peaceful solo stroll, or a picturesque picnic, this award-winning park provides the perfect setting for rest and recreation.

Excellent transport links further enhance Long Lawford's appeal. Rugby railway station provides direct services to London Euston in under an hour, making it a popular choice for commuters, while major road networks including the M1, M6, A5, and A14 are easily accessible for travel across the Midlands and beyond.

In short, Long Lawford is more than just a village-it's a lifestyle. With its rich heritage, community atmosphere, access to top schools and superb countryside, it offers the ideal location for families, professionals, and retirees alike.

ENTRANCE HALL

18' 2" x 6' 6" (5.54m x 1.98m)

CLOAKROOM

3' 3" x 7' 1" (0.99m x 2.16m)

LOUNGE

16' 8" x 16' 0" (5.08m x 4.88m)

KITCHEN/DINER

20' 7" x 13' 4" (6.27m x 4.06m)

UTILITY ROOM

5' 3" x 11' 2" (1.6m x 3.4m)

FIRST FLOOR

LANDING

10' 0" x 12' 8" (3.05m x 3.86m)

MASTER BEDROOM

13' 3" x 13' 3" (4.04m x 4.04m)

ENSUITE

8' 8" x 4' 0" (2.64m x 1.22m)

BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

BEDROOM THREE

9' 1" x 11' 3" (2.77m x 3.43m)

BEDROOM FOUR

8' 8" x 8' 8" (2.64m x 2.64m)

FAMILY BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m)

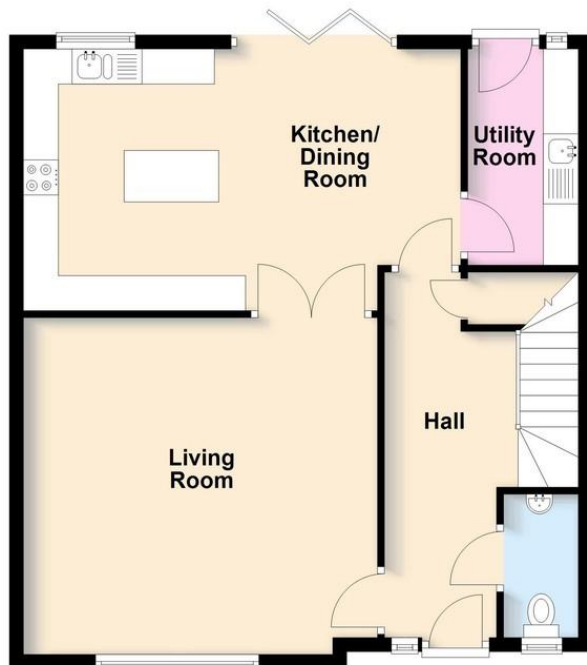
GARAGE

DEVELOPMENT MAINTENANCE

Each property owner pays £375 per annum for the maintenance and upkeep of the road and communal areas within the development.

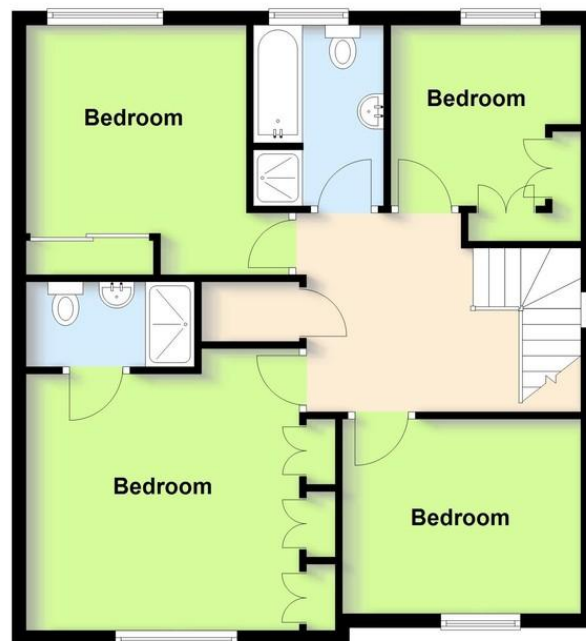
Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



First Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		