



EDWARD KNIGHT
ESTATE AGENTS

PENPOL, 10 HIGH STREET, MARTON, RUGBY, CV23 9RR

£499,950





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this exciting and rare opportunity to acquire an extended four-bedroom detached bungalow, set within the sought-after and picturesque village of Marton.

Occupying a generous and mature plot, this spacious bungalow offers exceptional potential for transformation and is an ideal project for those seeking a full renovation. Whether you're an investor, developer, or a buyer looking to create a bespoke dream home, this property represents a blank canvas in a highly desirable rural location.

The accommodation comprises an entrance porch leading into a spacious dining hallway, a kitchen with an adjoining utility room, four well-sized bedrooms-including a master bedroom with en-suite bathroom and separate shower-and a further family bathroom. The layout offers excellent versatility and scope for reconfiguration or extension, subject to the necessary planning permissions.



Externally, the property is approached via a private driveway offering ample off-road parking and access to an integral garage. The rear garden is a notable feature-generously proportioned and mature, it includes a large patio area, well-stocked borders, a lawned section, and a variety of shrubs and productive fruit trees. The garden extends down to the River Itchen, offering a peaceful and scenic backdrop.

It is important to note that the property requires full renovation throughout and will appeal to those

looking to carry out substantial refurbishment works. It is being sold with no onward chain, allowing for a swift and uncomplicated transaction.

Early internal inspection is highly recommended to appreciate the potential on offer.

Viewings are strictly by appointment only via Edward Knight Estate Agents' Regent Street office.

LOCATION

Location – Marton, Warwickshire

Nestled within the rolling countryside of Warwickshire, the charming and well-regarded village of Marton offers the perfect blend of rural tranquillity and practical accessibility. Positioned just off the A423 between Coventry and Southam, Marton enjoys a highly convenient location for commuters and families alike, with excellent road links to nearby towns and cities including Leamington Spa, Rugby, and Southam-each offering a comprehensive range of shops, amenities, restaurants, leisure facilities, and cultural attractions.

Marton is ideally placed for families, falling within the catchment area for several well-regarded schools. Notably, the village has access to the highly rated Knightlow Church of England Primary School in the neighbouring village of Stretton-on-Dunsmore, which is easily reachable by a dedicated school bus service from Marton. A range of secondary and independent schools can

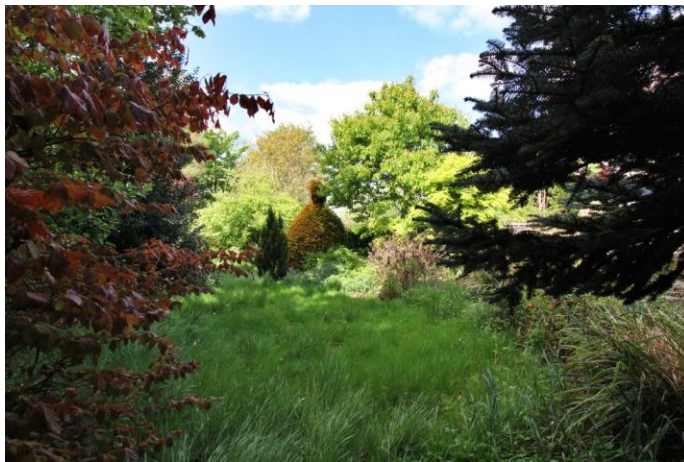


also be found within a short driving distance, making this location particularly appealing for those prioritising quality education.

Despite its peaceful rural setting, Marton boasts a vibrant and active community spirit. The village hall serves as a hub for regular social gatherings, seasonal events, and community groups, while the adjacent church plays a central role in village life. Residents also benefit from a number of recreational facilities including a well-maintained children's play park, an outdoor gym, and a







thriving local cricket club, which adds to the village's friendly and welcoming atmosphere.

For those with an interest in history and local heritage, Marton is home to the Marton Museum of Country Bygones, an engaging attraction that showcases a fascinating collection of historic agricultural tools, rural artefacts, and memorabilia—preserving the rich heritage of this traditional English village.

With its picturesque surroundings, strong community ethos, and excellent connectivity to key Midlands destinations, Marton offers a truly idyllic lifestyle opportunity for those seeking the charm of countryside living without compromising on convenience.

PORCH

9' 1" x 6' 9" (2.77m x 2.06m)

DINING HALL

18' 5" x 12' 3" Reducing to 4' 7" (5.61m x 3.73m)

KITCHEN

13' 1" x 8' 8" (3.99m x 2.64m)

UTILITY ROOM

13' 5" x 7' 8" (4.09m x 2.34m)

BEDROOM FOUR

9' 4" x 9' 3" (2.84m x 2.82m)

BEDROOM THREE

9' 9" x 9' 3" (2.97m x 2.82m)

BEDROOM TWO

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

BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

LOUNGE

18' 5" x 15' 5" (5.61m x 4.7m)

BEDROOM ONE

14' 9" x 13' 7" (4.5m x 4.14m)

EN-SUITE BATHROOM

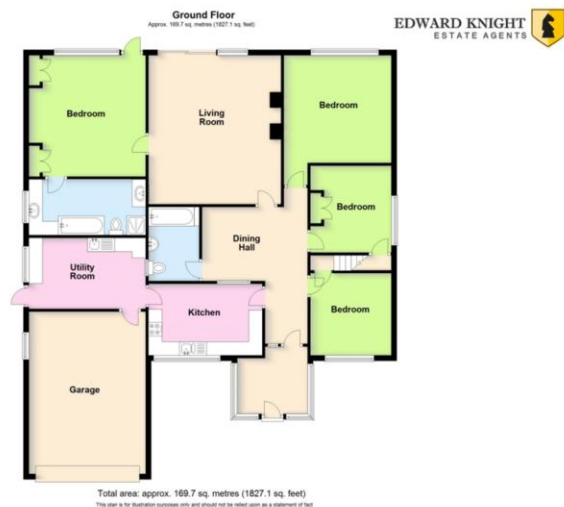
14' 3" x 6' 3" (4.34m x 1.91m)

GARAGE

19' 1" x 15' 4" (5.82m x 4.67m)

AGENTS NOTES

The property benefits from solar panels which does have a FIT (Feed In Tariff) guaranteed until 7/6/2036. The FIT income has been in excess of £2,000.00 per annum.



Total area: approx. 169.7 sq. metres (1827.1 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 | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |