



EDWARD KNIGHT
ESTATE AGENTS

MEADOW VIEW, RUGBY ROAD, CHURCH LAW FORD, RUGBY, CV23 9EL

£550,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present 'Meadow View,' an individually designed and architecturally striking new build home, located in the highly desirable village of Church Lawford. Built to an exceptional specification with modern living and energy efficiency at its core, this unique property combines contemporary style, flexible living spaces, and outstanding attention to detail.

On arrival, the property immediately impresses with its attractive façade and spacious driveway providing ample parking for several vehicles. Gated side access leads to a beautifully landscaped rear garden, completing the home's strong first impression.

Upon entering, you are greeted by a light-filled and welcoming hallway, enhanced by a feature oak staircase and solid oak internal doors which set the tone for the quality finishes throughout. The ground floor has been fitted with zoned underfloor heating beneath the oak flooring, ensuring comfort and warmth across all living areas.

The spacious sitting room, with provision for a wall-mounted television, provides a cosy retreat, while the heart of the home lies within the stunning open-plan living and dining area. Designed with entertaining in mind, this versatile space includes a designated area for a log burner and is bathed in natural light from its carefully planned layout. Adjoining this is the bespoke, high-end kitchen, fitted with elegant quartz work surfaces and a comprehensive range of integrated appliances including a Samsung mirrored double oven, Samsung electric hob, wine cooler, and fridge/freezer. A separate utility room offers additional storage, space for white goods, and direct access to the side courtyard garden. Completing the ground floor is a stylish cloakroom/WC and a dedicated boiler room housing the top-of-the-range Daikin air source heating system, ensuring efficiency and sustainability.



The first floor provides four well-proportioned bedrooms. Three are generously sized doubles, each benefiting from beautiful countryside views, while the fourth offers versatility as a comfortable single bedroom or home office. The master suite enjoys a luxurious en suite shower room, finished with high-quality fixtures and fittings, reflecting the home's superior standard of craftsmanship. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The landscaped rear garden enjoys an open aspect across adjoining fields, creating a wonderful sense of privacy and space. A natural stone patio provides the perfect setting for outdoor dining and entertaining, complemented by a large lawned area and the property's pristine brickwork backdrop.

Additional features include:

Daikin air source heating system

Integrated PV solar panels on slate roof

Underfloor zoned heating across the entire ground floor

Solid oak doors throughout

High-quality finishes and bespoke design

Comes with 6 years builders warranty

This exceptional detached residence is offered to the market with no onward chain and represents a rare opportunity to acquire a truly one-of-a-kind home in one of Rugby's most sought-after village locations. Early viewing is strongly recommended.



LOCATION

Church Lawford is a highly sought-after Warwickshire village, perfectly positioned between Rugby and Coventry, just five miles west of Rugby. Nestled south of the River Avon, the village offers the best of both worlds-peaceful countryside living with superb transport connections. The nearby road network includes the M1, M6, and M69 motorways, while Rugby railway station provides frequent services to London Euston in under 50 minutes, making it an excellent choice for commuters.

The village itself is rich in community spirit, with a thriving village hall hosting a variety of events and activities







throughout the year. Residents also enjoy the welcoming local pub, The Old Smithy, which is well known for its good food and guest ales. Church Lawford is surrounded by open fields, wildlife, and picturesque countryside walks that connect to neighbouring villages. Long Lawford offers additional amenities including a shop, junior school, and parks, while nearby Brinklow provides pubs, a primary school, doctors' surgery, and a post office.

For families, the village is served by The Revel C of E Primary School, with a range of excellent secondary schools-both state and independent-available in the surrounding area. The abundance of footpaths and bridleways make the location ideal for keen walkers, cyclists, and equestrian enthusiasts, while the strong sense of community ensures a welcoming and relaxed village lifestyle.

ENTRANCE HALL

SITTING ROOM

10' 1" x 8' 7" (3.07m x 2.62m)

OPEN PLAN KITCHEN DINING LIVING AREA

LIVING ROOM

25' 3" x 10' 02" (7.7m x 3.1m)

KITCHEN

13' 9" x 26' 9" (4.19m x 8.15m)

UTILITY ROOM

4' 9" x 7' 2" (1.45m x 2.18m)

GUEST WC

4' 9" x 3' 2" (1.45m x 0.97m)

FIRST FLOOR

MASTER BEDROOM

18' 3" x 10' 2" (5.56m x 3.1m)

EN SUITE

5' 5" x 7' 9" (1.65m x 2.36m)

BEDROOM TWO

12' 2" x 10' 3" (3.71m x 3.12m)

BEDROOM THREE

10' x 11' 9" (3.05m x 3.58m)

BEDROOM FOUR/STUDY

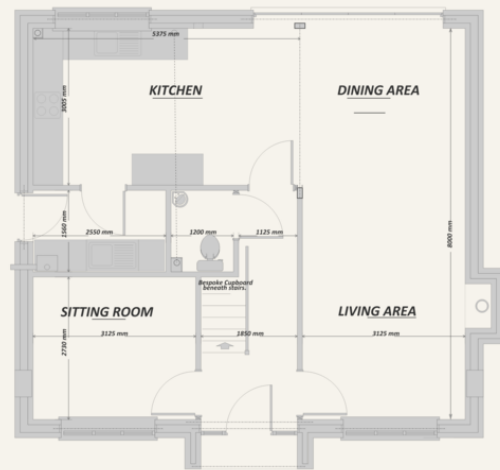
6' 8" x 5' 7" (2.03m x 1.7m)

FAMILY BATHROOM

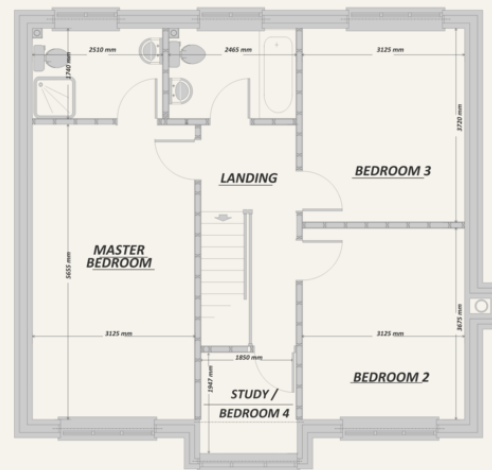
7' 9" x 5' 5" (2.36m x 1.65m)



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Ground Floor



First Floor

(ALL MEASUREMENT ARE APPROXIMATELY NOT TO SCALE)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.