



EDWARD KNIGHT
ESTATE AGENTS

51 RUGBY ROAD, LONG LAWFORD, RUGBY, CV23 9DN

£399,950





PROPERTY SUMMARY

Edward Knight are delighted to present to the market this rare and exciting opportunity to acquire a detached residence set within a substantial plot, complete with extensive outbuildings and exceptional scope for improvement and extension.

Occupying a generous and private setting, the property represents a significant amount of accommodation and land for the asking price. It is offered to the market with no onward chain and requires full modernisation, making it an ideal purchase for those seeking a project with potential to add value.

The home is approached via a charming, gated entrance that opens onto a large frontage, featuring an expansive driveway and lawned garden. This in turn provides access to the main house as well as to a range of outbuildings. Of particular note is the impressive workshop measuring approximately 40ft x 40ft, alongside a number of additional outbuildings and a substantial, secure, covered carport located to the side of the property. The rear garden is especially generous in size, offering a wealth of outdoor space, ideal for landscaping, recreational use, or further development (subject to the necessary consents).



Internally, the property provides a flexible layout comprising: a large entrance porch, spacious entrance hall, dual aspect living/dining room, kitchen, garden room with utility area, and a ground floor bedroom served by a modern shower room. To the first floor there are two well-proportioned bedrooms which are complemented by an adjoining shower room.

This is a property with enormous potential, whether to create a substantial family home or to explore redevelopment options. Early viewing is highly recommended to fully appreciate the scale of what is on offer. Viewings are strictly by appointment through

Edward Knight's Regent Street office

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.

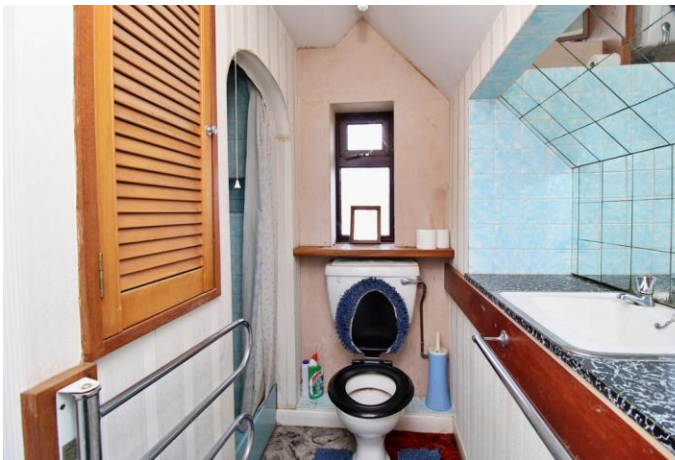
At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football 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.

GROUND FLOOR

ENTRANCE PORCH

17' 4" x 4' 9" (5.28m x 1.45m)

ENTRANCE HALL

14' 8" x 5' 10" (4.47m x 1.78m)

LIVING DINING ROOM

23' 3" x 12' 8" (7.09m x 3.86m)

KITCHEN

11' 3" x 9' 5" (3.43m x 2.87m)

GARDEN ROOM

20' 9" x 18' 4" (6.32m x 5.59m)

INNER LOBBY

5' 8" x 5' 7" (1.73m x 1.7m)

GROUND FLOOR SHOWER ROOM

5' 6" x 8' 9" (1.68m x 2.67m)

BEDROOM THREE

12' 6" x 14' 0" (3.81m x 4.27m)

FIRST FLOOR

MASTER BEDROOM

16' 0" x 10' 9" (4.88m x 3.28m)

BEDROOM TWO

9' 3" x 12' 6" (2.82m x 3.81m)

SHOWER ROOM

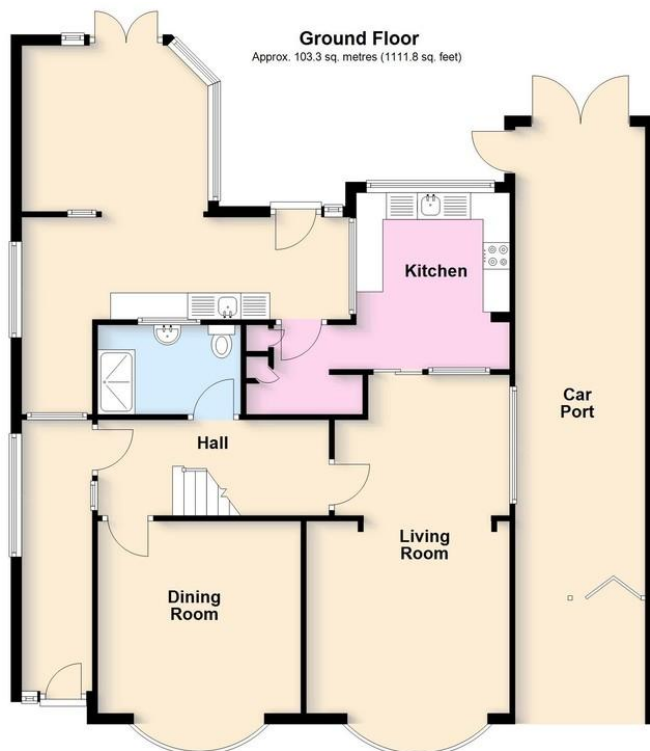
6' 1" x 7' 1" (1.85m x 2.16m)

CAR PORT

GARAGE

LARGE WORKSHOP

39' 6" x 40' 6" (12.04m x 12.34m)



Ground Floor
Approx. 103.3 sq. metres (1111.8 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.4 sq. feet)

Total area: approx. 141.7 sq. metres (1525.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Car Port



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30 F
1-20	G	9 G	