



EDWARD KNIGHT
ESTATE AGENTS

79 STEEPING ROAD, LONG LAWFORD, RUGBY, CV23 9SG

OFFERS OVER £200,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this beautifully maintained modern two-bedroom home in the sought-after village of Long Lawford.

Perfectly positioned at the end of a quiet cul-de-sac, the property enjoys a peaceful setting directly opposite open countryside - offering easy access to scenic countryside walks across equestrian paddocks and charming bridged pathways.

The accommodation comprises a bright and welcoming entrance hall, a well-equipped kitchen featuring integrated appliances and a spacious lounge with double doors opening onto the rear patio - ideal for entertaining or relaxing. Upstairs, you'll find two double bedrooms and a modern family bathroom. Outside, the South-West facing rear garden has been landscaped for low maintenance.

Viewings are strictly by appointment with Edward Knight Estate Agents - please call 01788 543222 to arrange your visit.



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 tranquillity 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.

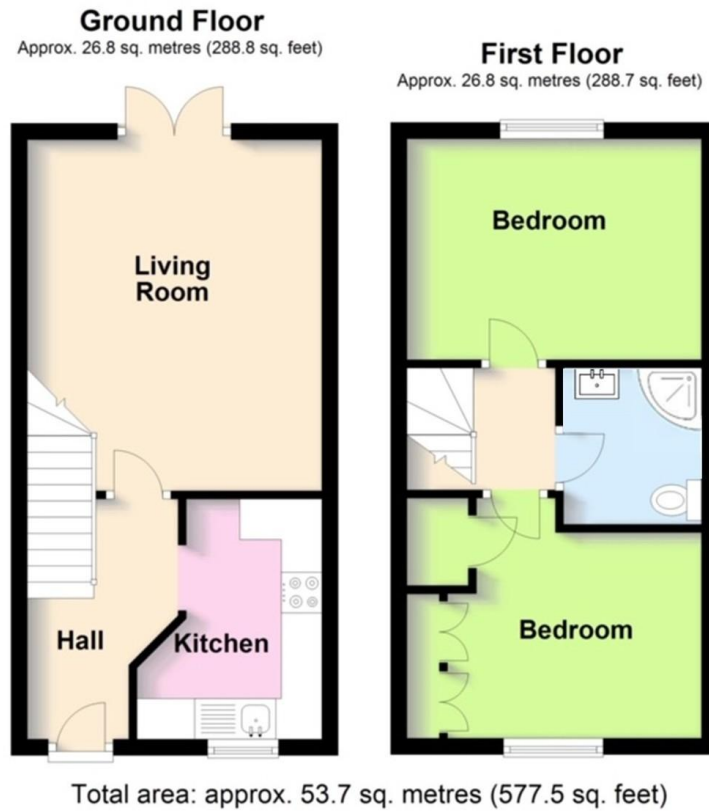
Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just under five miles from Long Lawford is the stunning



Draycote Water Country Park. This vast natural oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddle boarding. 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		