



**EDWARD KNIGHT**  
ESTATE AGENTS

20 COLLEDGE CLOSE, BRINKLOW, RUGBY, CV23 0NT

£550,000







## PROPERTY SUMMARY

A beautifully extended three-bedroom detached bungalow, offered to the market with no onward chain, set within the highly desirable and exceptionally quiet village of Brinklow.

On arrival, the property immediately impresses with its generous frontage and large block-paved driveway. Stepping inside, you are welcomed by a grand and wonderfully inviting entrance hall—a spacious, central reception area that sets the tone for the rest of this well-appointed home.

The bungalow offers superb and versatile living accommodation. The light-filled lounge features double doors that open directly onto the rear garden, creating an effortless indoor–outdoor flow. To the rear, the extended kitchen/breakfast room provides an outstanding social and culinary space, complete with a central island, modern fittings, and further double doors leading to the garden. A separate boot room/utility room provides excellent practicality for everyday living. There is also a study, benefitting from under-stairs storage and stairs rising to the first floor.



The ground floor provides two well-proportioned double bedrooms, both offering comfortable and flexible accommodation. Completing the ground floor is a modern family bathroom, fitted with a contemporary three-piece white suite.

The first floor is dedicated to the impressive master bedroom, a private retreat featuring its own en-suite bathroom, again fitted with a stylish modern three-piece suite.



The home further benefits from gas-fired central heating, uPVC double glazing, and connection to all mains services.

Externally, the property boasts a generously sized rear garden-predominantly laid to lawn and complemented by a paved patio area ideal for outdoor dining and entertaining. A timber shed provides useful additional storage, and side pedestrian access leads to the front. The large driveway offers off-road parking for several vehicles, enhancing convenience.

#### LOCATION

Brinklow is an idyllic and highly regarded Warwickshire village, perfectly situated in the heart of the countryside, while offering exceptional connectivity and everyday convenience. Positioned approximately 6 miles from Rugby, 7 miles from Lutterworth, and 8 miles from Coventry, Brinklow enjoys a peaceful rural setting without compromising on accessibility.

The village benefits from excellent transport links, with close proximity to key motorway networks including the M1, M6, and M69, making it an ideal location for commuters. Additionally, Rugby's mainline railway station-just a short drive away-offers high-speed rail services to London Euston in under an hour, further enhancing its appeal to professionals and affluent commuters seeking a balance between country living and urban convenience. Brinklow also benefits from a regular bus service to surrounding villages as well as Rugby & Coventry city centre.



Brinklow itself boasts a strong sense of community and a range of local amenities that contribute to its popularity. The village is home to the renowned Bulls Head public house, a post office and general store, a well-regarded GP practice with on-site pharmacy, and the award-winning Pumpkin Deli, known for its fresh produce and cooked meals. Just a short distance away in the neighbouring village of Stretton-under-Fosse, residents can enjoy the highly acclaimed Malt Kiln Farm Shop, offering quality local produce and artisan goods.











Families are exceptionally well-served by a wide choice of outstanding educational institutions in the nearby area. These include Rugby High School for Girls, the esteemed Lawrence Sheriff School for boys, Ashlawn Academy, the prestigious Bilton Grange Preparatory School, and the acclaimed Princethorpe College, catering for a range of academic needs and age groups.

Combining timeless rural charm with modern-day accessibility and excellent local amenities, Brinklow represents a superb location for families, professionals, and discerning buyers seeking a well-connected yet tranquil village lifestyle.



## GROUND FLOOR

### ENTRANCE HALL

23' 9" x 12' 7" (7.24m x 3.84m)

### LIVING ROOM

17' 10" x 11' 6" (5.44m x 3.51m)

### KITCHEN DINING ROOM

21' 6" x 14' 9" (6.55m x 4.5m)

### UTILITY ROOM

14' 6" x 5' 2" (4.42m x 1.57m)

### STUDY

19' 4" x 8' 4" (5.89m x 2.54m)

### BEDROOM TWO

15' 8" x 9' 6" (4.78m x 2.9m)

### BEDROOM THREE

11' 4" x 10' 5" (3.45m x 3.18m)

### FAMILY BATHROOM

11' 7" x 5' 5" (3.53m x 1.65m)

## FIRST FLOOR

### MASTER BEDROOM

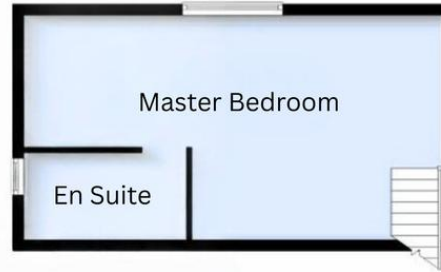
24' 5" x 13' 2" (7.44m x 4.01m)

### EN SUITE BATHROOM

9' 6" x 5' 2" (2.9m x 1.57m)



**EDWARD KNIGHT**  
ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		