



EDWARD KNIGHT
ESTATE AGENTS

THE COTTAGE , HIGH STREET, MARTON, RUGBY, CV23 9RR

£449,500





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to introduce this distinctive period property, offering an abundance of original charm and occupying an exceptional position within one of the village's most desirable and picturesque locations.

Positioned discreetly at the end of a quiet country lane, the home enjoys a wonderfully peaceful setting with open countryside stretching out beyond. The surrounding rural landscape provides beautiful views and a sense of seclusion that is rarely found, creating an atmosphere more akin to a countryside hideaway than a traditional village home.

The property sits on a substantial plot and is complemented by a superb rear garden that has been thoughtfully maintained and benefits from excellent natural light throughout the day. Ideal for both entertaining and everyday enjoyment, the garden features mature planting, established borders, a brick-built barbecue area, and a high level of privacy. Further external advantages include a detached oversized garage/workshop, gated off-road parking for multiple vehicles, and additional brick-built storage, ensuring both convenience and versatility.



Internally, the accommodation showcases a wealth of character features that reflect the home's period origins, including exposed beams, traditional wooden doors, and other charming details throughout. The ground floor comprises a welcoming entrance hall, a generous dual-aspect living room, an open-plan kitchen and dining area with integrated appliances, and a bright

extended garden room that creates a seamless link between the house and garden.

To the first floor are three well-proportioned bedrooms, each enjoying pleasant outlooks, along with a family bathroom fitted with a shower.

The property is offered for sale with no onward chain, presenting a straightforward purchasing opportunity. Early viewing is highly recommended and strictly by appointment to fully appreciate the setting, character, and rarity of this delightful village home.

LOCATION

Set amid the undulating countryside of Warwickshire, the sought-after village of Marton provides an appealing balance between peaceful rural living and everyday convenience. Located just off the A423 between Coventry and Southam, the village is well positioned for commuters, with straightforward access to Leamington Spa, Rugby, and Southam, all of which offer a wide selection of shops, dining options, leisure facilities, and cultural amenities.

The area is particularly attractive to families due to its proximity to a range of well-regarded schools. Marton falls within the catchment for the highly regarded Knightlow Church of England Primary School in nearby Stretton-on-Dunsmore, which is conveniently served by a dedicated school bus route from the village. In addition, several respected secondary and independent schools are located within easy driving distance.

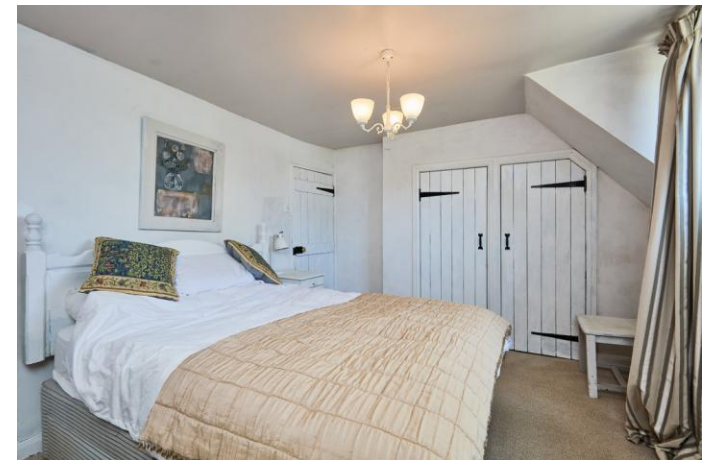
While enjoying a tranquil countryside setting, Marton benefits from a strong sense of community.



The village hall hosts regular events, clubs, and social activities throughout the year, while the local church remains an important focal point for village life. Recreational facilities include a children's play area, an outdoor fitness space, and a well-established cricket club, all contributing to the village's welcoming and active atmosphere.

Marton also offers a nod to its rural heritage through the Museum of Country Bygones, which houses an impressive collection of agricultural implements, historic tools, and countryside



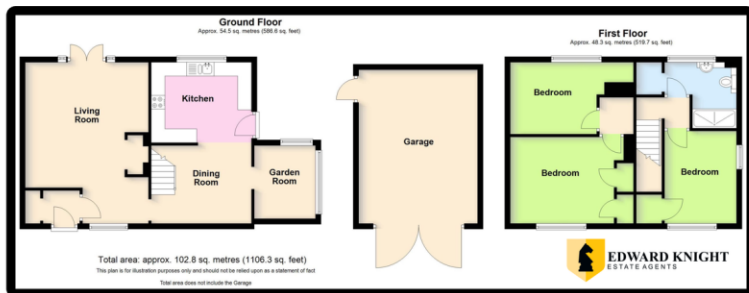




memorabilia, celebrating the village's rich agricultural past.

Combining scenic surroundings with a lively community and excellent transport connections to key Midlands towns, Marton represents an ideal choice for those seeking a relaxed village lifestyle without sacrificing accessibility.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		