



**EDWARD KNIGHT**  
ESTATE AGENTS

EDELWEISS, MAIN STREET, BRANDON, COVENTRY, CV8 3HW

GUIDE PRICE £550,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional detached bungalow, set within a truly stunning plot and occupying a prime position at the end of a private driveway. The property enjoys uninterrupted views across beautiful open parkland, offering a rare combination of privacy, space, and an idyllic setting.

Situated within the highly regarded and sought-after Brandon Village, the property is ideally located for access to a range of local amenities and leisure facilities. The village is particularly well known for the popular Royal Oak Public House and Brandon Hall Hotel, while further everyday amenities can be found in the neighbouring village of Wolston. The area is renowned for its semi-rural feel while remaining well connected to surrounding towns and transport links.

The internal accommodation is both spacious and versatile, beginning with a welcoming entrance hall and a guest WC. The generous lounge/dining room provides an excellent space for both everyday living and entertaining, and flows seamlessly into the adjoining conservatory, which enjoys pleasant views over the rear garden and surrounding parkland. The open-plan kitchen breakfast/dining room forms the heart of the home, offering ample storage, worktop space, and room for family dining.

The bungalow further benefits from three well-proportioned bedrooms, all of which are serviced by a family bathroom. The layout offers flexibility for a variety of needs, including guest accommodation or home working.



Externally, the property continues to impress. A detached double garage provides excellent storage and secure parking, with additional off-road parking available on the driveway. The rear garden is predominantly laid to lawn and complemented by a variety of established trees, shrubs, and hedgerows. Several seating areas have been thoughtfully positioned to take full advantage of the outstanding outlook across open parkland, creating a peaceful and private outdoor space ideal for relaxation and entertaining.

This is a rare opportunity to acquire a beautifully positioned bungalow in one of the area's most desirable village locations.

Viewings are strictly by appointment through Edward Knight Estate Agents.

#### LOCATION

Brandon is a charming and well-regarded village situated within Warwickshire, falling under the borough of Rugby. The village enjoys a highly convenient and central location, positioned close to the A45, which provides excellent access to the M45, M6, and M69 motorway networks. This strategic positioning makes Brandon particularly appealing for commuters and those requiring strong regional and national connectivity.

The area is well served by rail links, with mainline services available from nearby Coventry and Rugby, offering direct routes to London and beyond. In addition, Birmingham International Airport is easily accessible, providing convenient



options for both domestic and international travel.

The property itself is ideally positioned within the heart of the village, where a range of everyday amenities can be found within comfortable walking distance. Brandon benefits from a strong sense of community, local schooling, and convenient access to a wide selection of well-regarded state and independent schools in the surrounding area.

A variety of supermarkets are located close by,





while Coventry City Centre, Rugby Town Centre, Leamington Spa, and Warwick are all within easy reach. These nearby towns and cities provide a broader range of amenities, including extensive shopping facilities, restaurants, cafés, and bars, catering to a wide variety of tastes and lifestyles.

For those who enjoy outdoor pursuits, the surrounding countryside offers excellent leisure opportunities. Draycote Reservoir is located nearby and provides facilities for cycling, fishing, walking, and a range of water sports. Ryton Pools Country Park is also close at hand and is ideal for scenic walks, birdwatching, and family outings, with the added benefit of two children's playgrounds.

**ENTRANCE HALL**

27' 2" x 5' 7" (8.28m x 1.7m)

**BEDROOM TWO**

10' 9" x 10' 7" (3.28m x 3.23m)

**BEDROOM THREE**

10' 6" x 7' 9" (3.2m x 2.36m)

**KITCHEN/DINING ROOM**

18' 9" x 18' 8" (5.72m x 5.69m)

**BATHROOM**

7' 9" x 7' 8" (2.36m x 2.34m)

**LOUNGE**

21' 2" x 18' 1" (6.45m x 5.51m)

**CONSERVATORY**

15' 1" x 9' 6" (4.6m x 2.9m)

**BEDROOM ONE**

14' 3" x 11' 8" (4.34m x 3.56m)

**EN-SUITE WET ROOM**

8' 9" x 6' 5" (2.67m x 1.96m)

**GARAGE**

### Ground Floor

Approx. 137.7 sq. metres (1482.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		