



**EDWARD KNIGHT**  
ESTATE AGENTS

3 SOUTH VIEW ROAD, LONG LAWFORD, RUGBY, CV23 9BP

GUIDE PRICE £350,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this versatile and beautifully presented two/three-bedroom detached bungalow, situated on the outskirts of the highly sought-after village of Long Lawford. Occupying a private road position, the property enjoys attractive countryside views from both the lounge and principal bedroom. Ideally located, the bungalow offers convenient access to Rugby, Coventry, and Leamington Spa.

The accommodation briefly comprises a spacious entrance hall, a comfortable lounge featuring an attractive fireplace, two double bedrooms, and a further double bedroom which could also be utilised as a formal dining room. There is also a well-appointed kitchen/breakfast room with integrated appliances, a modern shower room, and a separate refitted cloakroom.

Further benefits include gas-fired central heating, UPVC double glazing throughout, and well-maintained gardens. To the rear, the property boasts a generous lawned garden with a sizeable patio area, perfect for outdoor entertaining and al fresco dining. To the front, there is an additional lawned garden together with a driveway providing ample off-road parking and access to a single garage.

Offered to the market with no onward chain, this excellent home warrants an early viewing to fully appreciate all that it has to offer.



## LOCATION

Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played for the very first time.

The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.









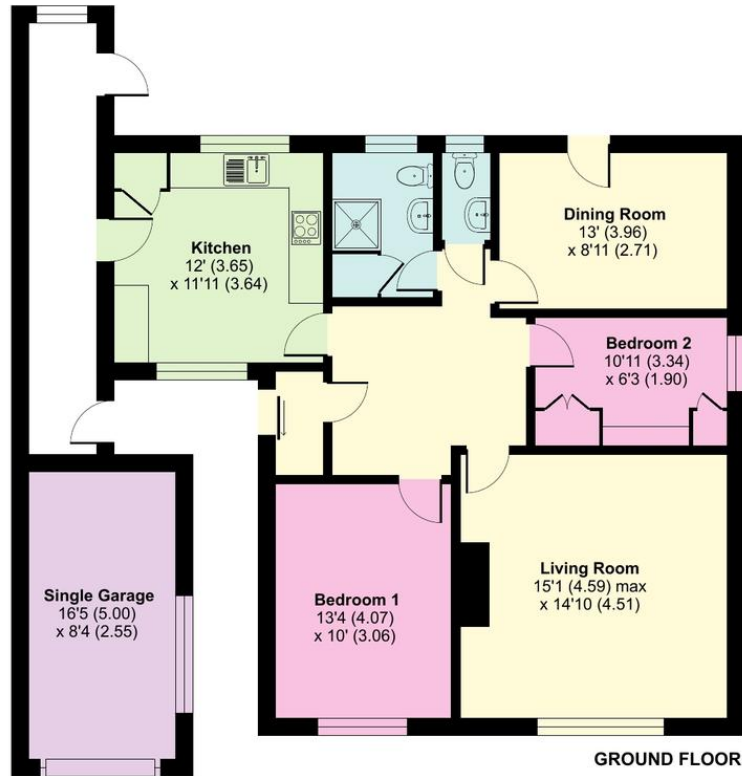
## South View Road, Long Lawford, Rugby, CV23

Approximate Area = 941 sq ft / 87.4 sq m (exclude side access)

Garage = 137 sq ft / 12.7 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2026. Produced for Edward Knight. REF: 1465388



14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[sales@edwardknight.co.uk](mailto:sales@edwardknight.co.uk)  
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.