



EDWARD KNIGHT
ESTATE AGENTS

8 LOUISA WARD CLOSE, MARTON, RUGBY, CV23 9SA

£525,000





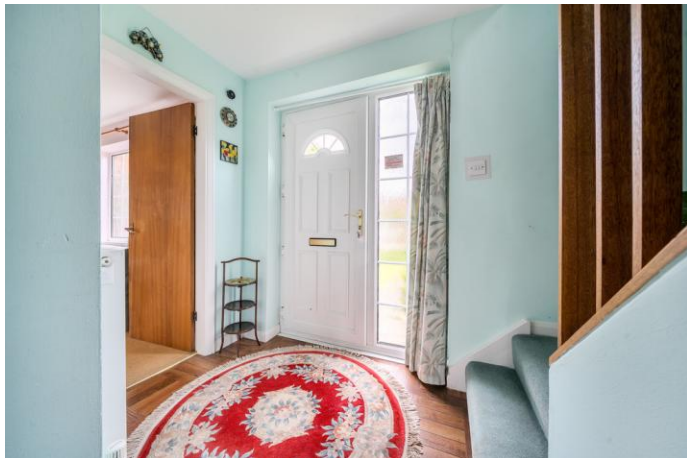
PROPERTY SUMMARY

Edward Knight are delighted to offer for sale this spacious and well-positioned four-bedroom detached family home, occupying a pleasant setting on the edge of the ever-popular village of Marton. The property enjoys attractive open views to the front across the village cricket field and adjoining play park, creating a wonderful outlook ideal for families, whilst still being within easy reach of local amenities and village life.

This established home presents an excellent opportunity for buyers seeking generous accommodation with the scope to modernise and enhance to their own specification. Having been sensibly priced to reflect the potential for updating, the property offers fantastic versatility and long-term value.

Internally, the accommodation is both well-balanced and thoughtfully arranged. A welcoming entrance hallway provides access to a ground floor cloakroom/WC and leads through to two substantial reception rooms. The main living room is particularly impressive in size, featuring a central fireplace and direct access onto the rear garden via sliding doors, allowing for plenty of natural light and an easy connection between indoor and outdoor living. A separate dining room offers further flexibility, ideal for entertaining or family use.

The kitchen/breakfast room overlooks the rear garden and is complemented by a generous utility room, providing additional storage and practicality with direct external access.



To the first floor, the property continues to offer excellent proportions, with four well-sized bedrooms. The principal bedroom benefits from its own dressing area and en suite shower room, creating a private and functional space. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families.

Externally, the property is set within mature and established grounds. The front garden is mainly laid to lawn with planted borders, creating an attractive approach, whilst the rear garden offers a good degree of privacy, featuring a patio area and well-stocked planting-perfect for outdoor enjoyment during the warmer months.

A notable addition to the property is the installation of an air source heat pump in recent years, providing a more energy-efficient heating system. There is also a detached double garage, complete with power and lighting, accessed via a rear courtyard, with additional off-road parking available.

Overall, this is a superb opportunity to acquire a generously sized home in a desirable village location, offering both immediate comfort and exciting scope for future improvement.

LOCATION

Location – Marton, Warwickshire

Nestled within the rolling countryside of Warwickshire, the charming and well-regarded village of Marton offers the perfect blend of rural tranquillity and practical accessibility. Positioned



just off the A423 between Coventry and Southam, Marton enjoys a highly convenient location for commuters and families alike, with excellent road links to nearby towns and cities including Leamington Spa, Rugby, and Southam-each offering a comprehensive range of shops, amenities, restaurants, leisure facilities, and cultural attractions.

Marton is ideally placed for families, falling within the catchment area for several well-regarded schools. Notably, the village has access to the







highly rated Knightlow Church of England Primary School in the neighbouring village of Stretton-on-Dunsmore, which is easily reachable by a dedicated school bus service from Marton. A range of secondary and independent schools can also be found within a short driving distance, making this location particularly appealing for those prioritising quality education.

Despite its peaceful rural setting, Marton boasts a vibrant and active community spirit. The village hall serves as a hub for regular social gatherings, seasonal events, and community groups, while the adjacent church plays a central role in village life. Residents also benefit from a number of recreational facilities including a well-maintained children's play park, an outdoor gym, and a thriving local cricket club, which adds to the village's friendly and welcoming atmosphere.

For those with an interest in history and local heritage, Marton is home to the Marton Museum of Country Bygones, an engaging attraction that showcases a fascinating collection of historic agricultural tools, rural artefacts, and memorabilia—preserving the rich heritage of this traditional English village.

With its picturesque surroundings, strong community ethos, and excellent connectivity to key Midlands destinations, Marton offers a truly idyllic lifestyle opportunity for those seeking the charm of countryside living without compromising on convenience.

ENTRANCE HALL

GUEST WC

LOUNGE

22' 9" x 11' 9" (6.93m x 3.58m)

DINING ROOM

14' 9" x 9' 6" (4.5m x 2.9m)

KITCHEN/BREAKFAST ROOM

10' 11" x 9' 8" (3.33m x 2.95m)

UTILITY ROOM

9' 6" x 7' 7" (2.9m x 2.31m)

FIRST FLOOR

MASTER BEDROOM

14' 9" x 11' 11" (4.5m x 3.63m)

DRESSING ROOM

8' 8" x 8' 1" (2.64m x 2.46m)

EN SUITE SHOWER ROOM

BEDROOM TWO

10' 11" x 9' 6" (3.33m x 2.9m)

BEDROOM THREE

10' 9" x 9' 10" (3.28m x 3m)

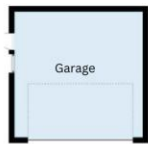
BEDROOM FOUR

8' 4" x 8' 1" (2.54m x 2.46m)

FAMILY BATHROOM

OUTSIDE

DETACHED DOUBLE GARAGE



EDWARD KNIGHT
ESTATE AGENTS



Approx 1390 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		