



EDWARD KNIGHT
ESTATE AGENTS

20 KERRY HILL DRIVE, LONG LAWFORD, RUGBY, CV23 9FQ

OFFERS OVER £275,000





PROPERTY SUMMARY

A beautifully presented modern three-bedroom end-of-mews home, quietly positioned within a sought-after cul-de-sac in the highly desirable village of Long Lawford.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, convenient cloakroom, a spacious and inviting lounge, and a contemporary kitchen/dining room ideal for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Further benefits include gas-fired central heating, uPVC double glazing throughout, two allocated parking spaces, and a private south-facing garden complete with a shed - perfect for enjoying outdoor living.



LOCATION

The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbor's know each other and a true sense of community thrives.

At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St. Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just under five miles from Long Lawford is the stunning Draycote Water Country Park. This vast natural oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddleboarding. It's also a haven for wildlife watchers and a favourite spot for anglers and birdwatchers alike.

A short drive away lies the expansive Coombe Country Park, set in over 500 acres of landscaped gardens, woodlands, and serene lakes. Whether you're planning a family day out, a peaceful solo



stroll, or a picturesque picnic, this award-winning park provides the perfect setting for rest and recreation.

Excellent transport links further enhance Long Lawford's appeal. Rugby railway station provides direct services to London Euston in under an hour, making it a popular choice for commuters, while major road networks including the M1, M6, A5, and A14 are easily accessible for travel across the Midlands and beyond.







In short, Long Lawford is more than just a village-it's a lifestyle. With its rich heritage, community atmosphere, access to top schools and superb countryside, it offers the ideal location for families, professionals, and retirees alike.

LIVING ROOM

15' 7" x 11' 5" (4.75m x 3.48m)

KITCHEN/DINING ROOM

15' 6" x 8' 4" (4.72m x 2.54m)

BEDROOM ONE

9' 5" x 9' (2.87m x 2.74m)

BEDROOM TWO

11' 2" x 8' 3" (3.4m x 2.51m)

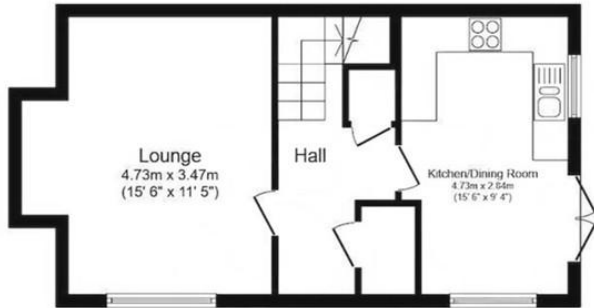
BEDROOM THREE

11' 5" x 7' (3.48m x 2.13m)

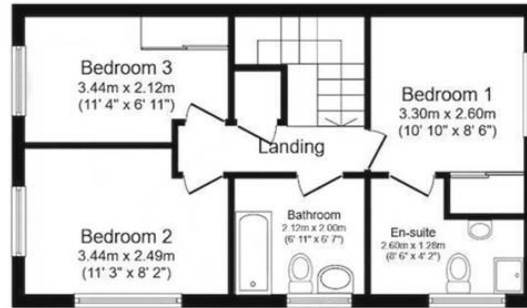
FAMILY BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		96
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		