



Low Wood  
Coventry Road | Cawston | Rugby | Warwickshire | CV22 7RY

# LOW WOOD



*Low Wood is a stunning four bedroom detached bungalow that has been extensively modernised and improved, by the present owners, occupying a sheltered position on the very edge of Rugby with a generous half acre plot.*

*The property has been extended recently to create a modern 'L' shaped kitchen/living space. Alongside this is a spacious sitting room with log burner, there are four well proportioned bedrooms including a principle suite with en-suite and dressing room and a second bedroom with en-suite and walk in wardrobe. The house is complimented by a solid fuel heating system and underfloor heating were stated and is offered for sale with no onward chain.*





# KEY FEATURES

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The bright and welcoming entrance hall has a ceramic tiled floor; to the right hand side the hallway leads off to the bedroom wing of the property and on the left, doors to lead off to the sitting room and kitchen/living space. The inner hall does benefit from plenty of storage space and of course access to the four well proportioned double bedrooms. There is a large double bedroom with a double-glazed window to the front aspect and access to the loft void with a drop down ladder, a walk-in dressing room with hanging rail and shelving, a built in double wardrobe and a door that leads to the beautifully fitted luxurious en suite bathroom which has electric underfloor heating, a walk in shower, wash basin with vanity unit, panelled bath, double glazed window to the rear, low level WC and a heated chrome towel rail. Bedroom two again has a view of the rear garden and this benefits from ensuite facilities to include a shower cubicle, low level WC, wash basin with vanity unit, heated chrome towel rail, window to the rear and extractor fan. This also has its own walk in dressing room and is a perfect guest suite if so desired. Bedroom three is another double room which faces the frontage, as does bedroom four and these are both served by the attractive family bathroom which has a pedestal wash basin, low level WC, panelled bath with rainforest style shower and shower screen, heated chrome towel rail and a built in linen store. The hallway also has a secondary access to the loft void and the living accommodation.

The living accommodating has a large sitting room that faces the front of Low Wood with its key feature being the attractive log burner which doubles as a solid fuel system for the radiators in the house. There are two double glazed windows and a stripped floor. Double glazed doors open up onto the extension which has the benefit of electric underfloor heating and an array of windows that enjoy views across the garden including patio doors that lead onto the rear terrace. There is a range of LED downlighters and the ceramic tiles continue into the kitchen/breakfast room which has been fitted with a bespoke range of hand built units, there is a Rangemaster range cooker, Neff microwave / oven and oven, Bosch dishwasher and LG fridge freezer these are all included. There is a large island unit which is complimented by some attractive stone and bisected by a bespoke butchers block and bifold doors lead off to the rear terrace. The utility room is fitted with some high quality units, a Belfast sink, stone worktop and upstands. There is space for a washing machine and tumble dryer and a door that leads to the cloakroom with low level WC, corner wash basin and splashback. There is a door from here that leads off to the rear garden.













# SELLER INSIGHT

“ *Low Wood is a spacious bungalow, which the present owners were thrilled to find, as it met their three requirements. It enjoys a tranquil but not isolated location, with a half an acre garden, and it was a perfect refurbishment opportunity.*

*Working with great care and attention to detail, the owners changed the configuration of the bungalow and gave it a complete refurbishment. Today Low Wood is a home with a luxury of space and comfort. The inviting ambience you find throughout the house is felt immediately you enter the spacious hallway, perfect for welcoming visitors, who always comment on the charm of the house and garden.*

*The extended kitchen is well equipped for the keen cook. It flows easily into the living zone and is the sociable busy hub of the household, where family and friends enjoy chatty informal meals. The family enjoy entertaining and the room is a good party space, and with double doors to the lounge open, you create a large and pleasing area, whilst the view to the garden is a year round pleasure.*

*The lounge is ideal for more formal occasions, although the addition of the log burner has made it a cosy retreat, and with a blazing winter fire, there can be no better place to be.*

*The master bedroom suite is a large relaxing area. With its two walk in wardrobes, and chic en suite it is the perfect adult sanctuary. With three further large double bedrooms one of which also has its own walk in wardrobe and en-suite. Storage is never an issue as the huge boarded loft space is easily accessible.*

*The private garden is the jewel in the crown of this special property. The house is elevated and the garden has two parts, but the whole is a joyous blend of sweeping lawns and pretty zones. The large main lawn is a great entertaining and play area while the numerous, well stocked borders are filled with the colour and scents of plants to compliment the seasons. In spring the borders come alive with hundreds of tulips and daffodils. The hexagonal lodge has a log burner and many happy times have been spent there with friends and family, enjoying a barbecue and watching the plentiful bird life, or simply sitting to savour the tranquillity of such exquisite surroundings.*

*Low Wood is located only a mile from Bilton centre and two miles from Rugby, allowing you to have the best of town and country. You are also a short distance from Warwick and Leamington Spa and beautiful Draycote Water, with its walks, cycle tracks and boating and fishing is four miles away.*

*The owners will miss the house and their life style at Low Wood but take away many happy memories.*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























# KEY FEATURES

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## Front Garden

Across the front perimeter is an evergreen hedgerow with two brick piers and a wide timber gate. There is a low level stone retaining wall with a colourful flower border. A circular border has a fine magnolia tree in the centre of the driveway.

## Double Garages & Parking

Just inside the front boundary is a detached brick and block built garage which has a pitched and tiled roof. There is both light and power connected with conventional doors and a sliding door. To the front of the garage there is excellent turning and parking facilities.

## Main Gardens

The gardens are a particular feature and measure 200ft wide with an average depth of 120ft, the total plot is 0.49 of an acre. From the front driveway there is fitted wrought iron railing and an attractive archway leading through to the extensive side garden. A wide shingle pathway meanders down the garden leading to the main section of lawn. There is a raised area with a concrete pathway. Across the front boundary there is a well maintained conifer hedgerow with established trees outside of the boundary.

Across the entire rear boundary there are evergreen trees providing a good degree of privacy. The extensive lawns wrap around the rear of the house interspersed with some established evergreen conifer trees. The lower terrace which houses the well used cooking shack and has stone retaining walls with steps leading up to the higher level which has a mature cherry tree. Running the entire width of the property is a wide shingle terrace with an ornamental fishpond and some flower borders. There is a larger seating area to one side of the property where established trees provide both privacy and shade. With further brick walling and a timber gate on the far side leading to the shed / workshop also ensuring a high degree of privacy.

## Detached Timber Lodge

There are 2 oak trees inside the rear boundary protecting a quality timber lodge with a central cooking stove and is beautifully fitted with seating. There is light, power and TV connected and would be an ideal retreat or office away from the main property.











# LOCATION

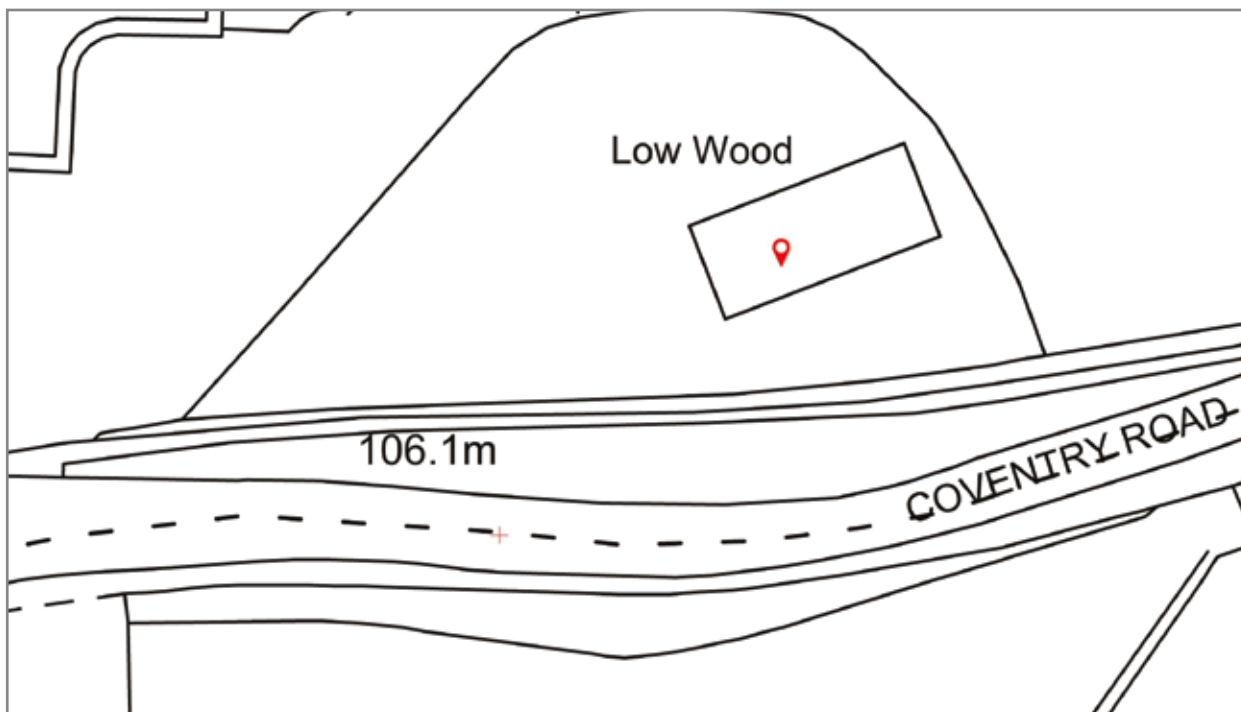
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The bungalow is situated approximately 2 miles from the centre of town on the established and sought-after Coventry Road in Cawston. Rugby town has the Rugby Central shopping precinct and an extensive range of facilities within the town. Due to the excellent road networks surrounding Rugby there is good access to Northampton, Coventry, Leamington, Warwick and slightly further a field, Milton Keynes. There is a high speed train service into Euston London arriving in under 50 minutes. There is also an impressive range of state and public schooling available in Rugby, nearby Cawston and the surrounding area including The Crescent School, Bilton Grange, Lawrence Sheriff, Princethorpe College, Bloxham School, King Henrys in Coventry and the world-renowned Rugby School.









# INFORMATION

## Services

Mains water, electricity, private Klargester drainage system, BT (broadband).

## Local Authority

Rugby Borough Council.

Telephone (01788) 533533.

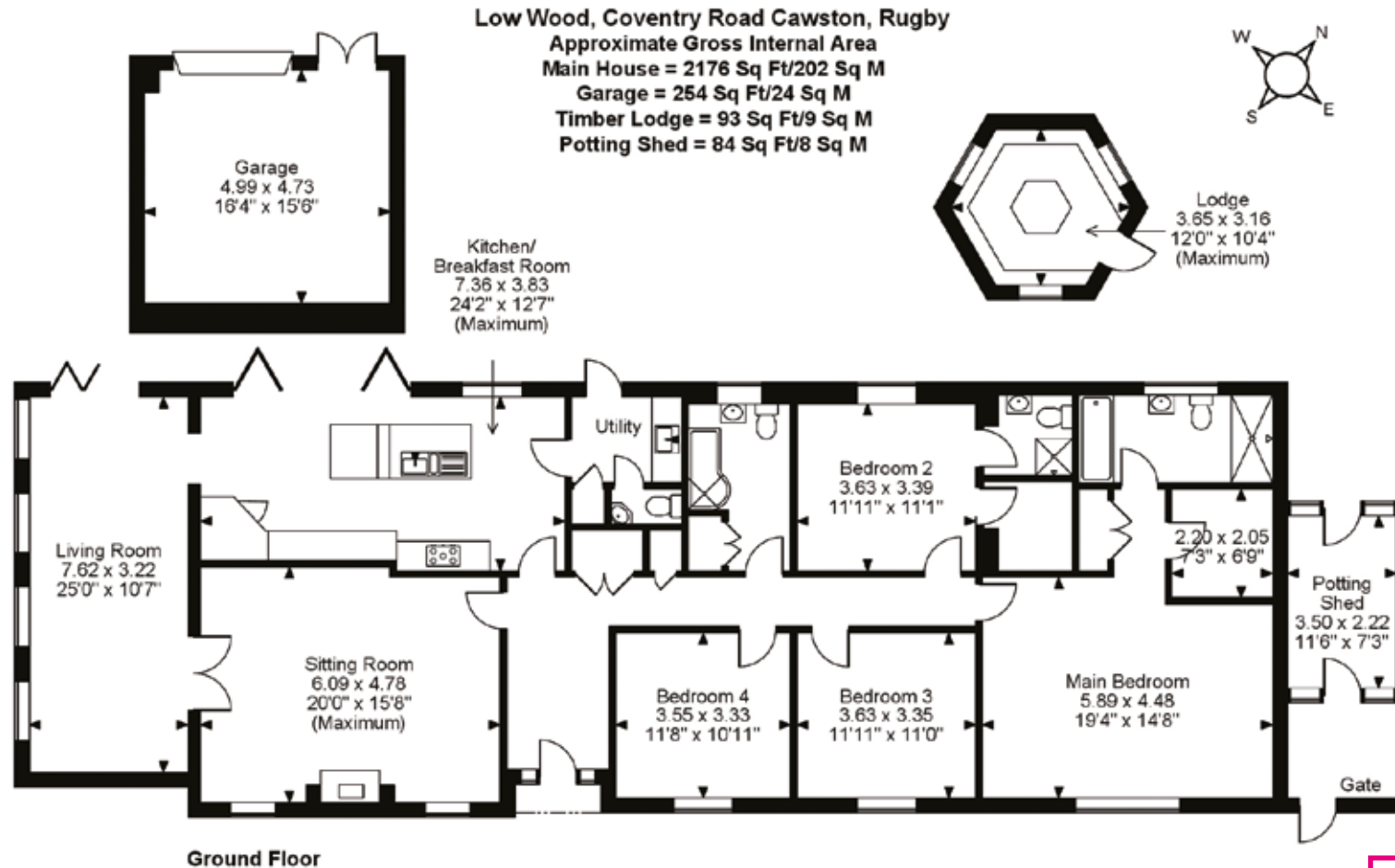
Council tax band 'F'.

## Viewing Arrangements

Strictly via the vendors sole agent Sam Funnell - Fine & Country on 07714 515484 / 01788 820037







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The position & size of doors, windows, appliances and other features are approximate only.

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