



9 Green Lane
Church Lawford | Warwickshire | CV23 9EF

FINE & COUNTRY

STEP INSIDE

9 Green Lane

A beautifully restored cottage full of character and warmth

This enchanting period cottage has been thoughtfully renovated to create a perfect blend of timeless character and modern comfort. The current owners have completely transformed the property — replacing the kitchen, bathroom, and central heating system — while carefully preserving the original charm that makes it so special.

Stepping inside, you're welcomed into an open-plan lounge and dining area, where exposed beams and feature fireplace with decorative log display set a wonderfully cosy tone. The stylish new kitchen flows seamlessly from the main living space, designed with both practicality and charm in mind, and opens onto a private, enclosed rear garden — ideal for quiet relaxation or outdoor entertaining.

Upstairs, two delightful bedrooms retain their cottage-style doors and beams, offering an inviting sense of warmth and character. The beautifully appointed bathroom continues the balance between old and new, with modern fittings complementing the home's heritage features.

Blending classic appeal with contemporary comfort, this is a home that feels every bit as charming as it is practical — ready to move straight into and enjoy.









SELLER INSIGHT



"A Home Full of Character, Charm, and Comfort"

What first drew us to this property was its irresistible sense of character. From the moment we arrived, the thatched roof and exposed beams gave such a warm, welcoming impression. There's a true country charm about it, a sense of cosiness and history, yet it sits in a location that offers both peace and practicality. We loved that it's surrounded by beautiful countryside walks, yet so well connected for commuting.

The cottage perfectly balances old-world charm with modern comfort. The living spaces are inviting and full of personality, with the sitting room flowing naturally into a bright, stylish kitchen that blends traditional design with up-to-date convenience. One of our favourite features is the garden — unusually generous for a cottage — it's vibrant, peaceful, and beautifully laid out to be enjoyed throughout the seasons, whether relaxing with a book or entertaining friends.

We've taken great care to preserve the property's character while making it truly functional for modern living. Subtle upgrades and thoughtful touches ensure that everyday life here feels effortless. The result is a seamless blend of timeless elegance and contemporary practicality — a home that feels both historic and up to date.

There's a wonderful sense of community in the village, with a genuine warmth among neighbours and plenty of opportunities to get involved — from gatherings at the friendly local pub to events at the village hall and church. It's the kind of place where it's easy to feel part of something special.

Each season brings its own delight. In summer, the garden becomes a private haven bursting with colour, perfect for long lunches and evenings outdoors. In winter, the cottage transforms into a cosy retreat.

The location offers an exceptional balance of convenience and countryside. It's ideal for commuters, with excellent transport connections, yet surrounded by open countryside that invites long weekend walks. Families are well catered for too, with several highly regarded schools close by.

We've carefully renovated the property to a very high standard, always with respect for its heritage. Every detail has been considered — from the new boiler, heating system and upgraded electrics, to the elegant new kitchen and bathroom. Natural textures and antique brass fittings, including colosseum radiators, add richness and authenticity, while features such as a boiling water tap and integrated appliances bring modern luxury to daily life.

This home strikes a perfect balance of comfort, charm, and character — a property that not only looks beautiful but creates a welcoming and uplifting atmosphere throughout."

* 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.











Location

Church Lawford is a small village located in the Rugby district of Warwickshire, England. It is situated about 5 miles east of Rugby town centre and is part of the civil parish of Lawford. The village is nestled in the picturesque Warwickshire countryside and is surrounded by farmland. While Church Lawford is relatively small, it has a rich history, and there are several points of interest in and around the village. The name "Church Lawford" suggests the presence of a church, and indeed, the village is home to the Church of St. Peter, which is a medieval parish church. This church, like many others in the region, often reflects the architectural styles and historical periods of its various additions and renovations. The village itself is likely to have evolved around the church, with agricultural activities playing a significant role in its development over the centuries. Warwickshire has a long and varied history, with evidence of human habitation dating back to prehistoric times. The village plays host to a thriving village hall and local pub, The Old Smithy, along with a play park and field.

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – C.

Council Tax Band – C.

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and thatched roof.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Gas central heating.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – On street parking.

Special Notes – Grade II Listed.

Directions

What Three Words: [///slower.revealing.beams](https://www.what3words.com/slower.revealing.beams)

Postcode: CV23 9EF

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

Website

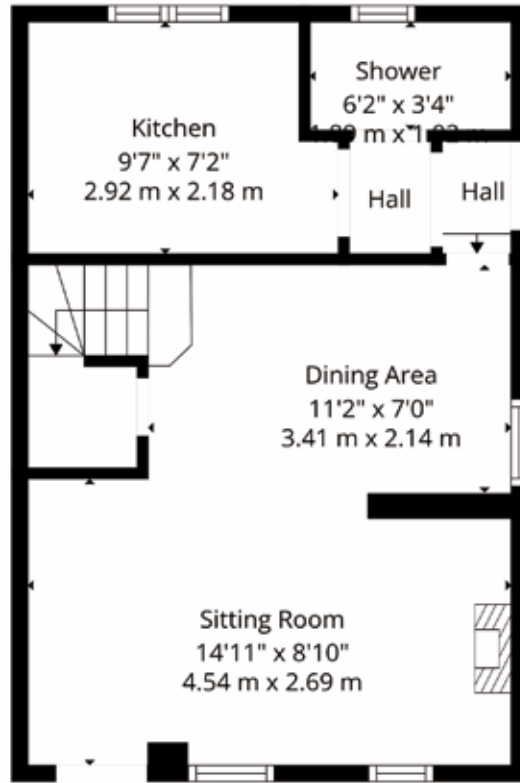
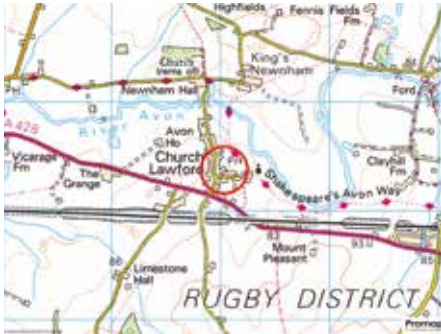
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

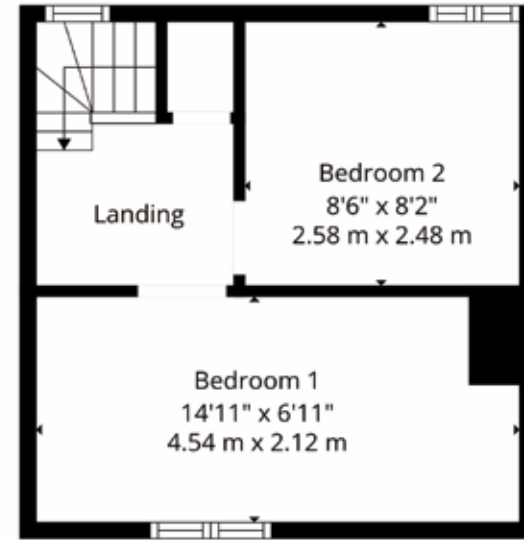
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



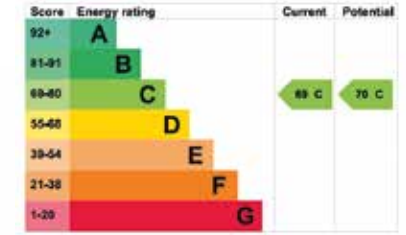
Floor 1



Floor 2

TOTAL: 535 sq. ft, 50 m2
FLOOR 1: 341 sq. ft, 32 m2, FLOOR 2: 194 sq. ft, 18 m2
EXCLUDED AREAS: LOW CEILING: 36 sq. ft, 4 m2, WALLS: 60 sq. ft, 5 m2

Floor Plan Created By Harper & Red. Measurements Deemed Highly Reliable But Not Guaranteed





GRAHAM LEE

PARTNER AGENT

follow Fine & Country Rugby on



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