



## 1 School Street Church Lawford, Rugby, CV23 9EE

Welcome to Cherry Lodge. This stunning 5-bedroom detached property is located on the edge of the sought-after village of Church Lawford, perfect for families and couples alike. This charming home boasts a large corner plot of approximately 0.3 acres, offering beautiful private gardens and breath-taking field views.

The property offers versatile living accommodation arranged over two floors, including an entrance porch and hallway, three reception rooms, each with garden views and access, providing a seamless indoor-outdoor living experience. This comprises of a spacious dual aspect living room with large windows overlooking the expansive driveway and the gardens to the side. The dining room features French patio doors opening out on to the rear garden, and the sun room is attached to the side of the property, with access onto the side garden and garaging.

The gorgeous fitted kitchen features modern appliances, and abundant natural light, making it a perfect space for cooking and entertaining., with a large adjoining utility room

Guide price £550,000

# 1 School Street

Church Lawford, Rugby, CV23 9EE



- Gorgeous Detached Property
- Large Corner Plot On Edge Of Village
- Three Reception Rooms
- Sought After Location
- Five Bedrooms
- Beautiful Field Views
- Two Bathrooms
- Seven Car Driveway Plus Double Garage
- 0.3 Acre Plot With Private Gardens
- Recent New Gas Boiler

## Entrance Hall

17'6" x 5'9" (5.34 x 1.77)

## Living Room

21'3" x 14'0" (6.48 x 4.28)

## Dining Room

12'10" x 10'10" (3.92 x 3.32)

## Kitchen

12'10" x 9'11" (3.92 x 3.03)

## Utility Room

12'10" x 6'10" (3.92 x 2.10)

## Sun Room

13'9" x 5'1" (4.20 x 1.57)

## Family Bathroom

8'2" x 5'6" (2.49 x 1.69)

## Bedroom One

12'11" x 10'10" (3.96 x 3.32)

## En-Suite

13'8" x 2'11" (4.19 x 0.90)

## Bedroom Two

10'11" x 9'10" (3.34 x 3.02)

## Bedroom Three

9'10" x 8'11" (3.02 x 2.72)

## Bedroom Four

14'0" x 12'2" (4.27 x 3.72)

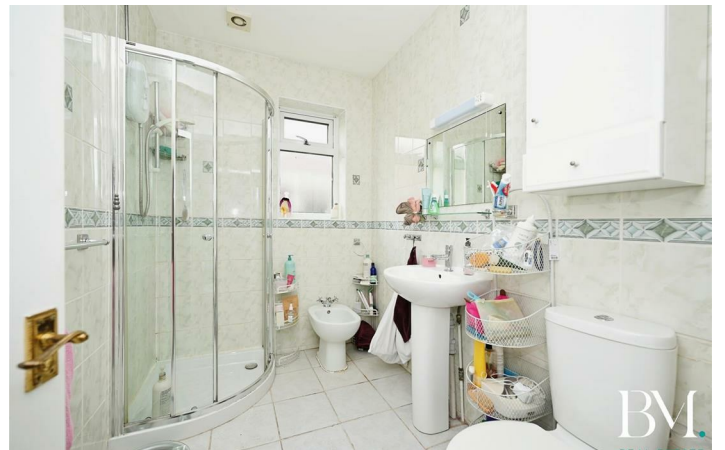
## Bedroom Five

11'9" x 7'3" (3.60 x 2.23)



[Directions](#)

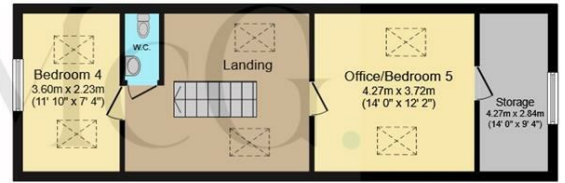




# Floor Plan



**Ground Floor**



**First Floor**

Total floor area 160.1 sq.m. (1,723 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC