



Watling End, Church Street, Churchover, Warwickshire, CV23 0EW

HOWKINS &  
HARRISON



Watling End, Church Street,  
Churchover, Warwickshire,  
CV23 0EW

Guide Price: £275,000

This two bedroom semi-detached dormer bungalow is in need of modernisation throughout and is offered to the market with no onward chain. The property is located in the popular Warwickshire village of Churchover, situated on a no through road and benefitting from open fields to the rear. There is wide scope for further improvements and development subject to obtaining the relevant planning permissions. With single garage and off-road parking.

#### Features

- Sought after village location
- Situated on a quiet no through road
- Two bedrooms
- Through lounge/diner
- Bathroom and shower room
- Conservatory
- Scope for improvement and further development
- Single garage
- Ample off-road parking
- Generous rear garden with open views





## Location

Churchover is a pretty village situated approximately two miles north of Rugby and four miles south west of Lutterworth. It is a small welcoming village with approximately 100 dwellings, including outlying settlements, and has an enjoyable community spirit. The village has a well-equipped village hall that hosts several large community events each year, as well as regular activities for all ages. It also has a village bar. The village of Churchover is ideally located for the commuter and is close to the Midlands network of major roads including the M6/M1 and the A5/A14. It is only an approximate 35 minute commute along the M6 to the centre of Birmingham, approximately 45 minutes on the M1 to Nottingham, and approximately 70 minutes on the A14 to Cambridge. Rugby station is nearby and provides an excellent high speed rail link to London Euston (approximately 48 minutes). Birmingham International Airport is approximately 30 minutes away.



## Ground Floor

A glazed UPVC door, with glazed panels either side, opens into the entrance porch. A further door leads through into the hallway, with window to the side elevation and doors providing access to the ground floor accommodation, including a useful storage cupboard. This property benefits from a spacious lounge/dining room benefitting from a large window to the rear elevation, which provides views over the garden and sliding glass doors which gives access to the conservatory. Stairs rise to the first floor. The conservatory is located to the rear elevation benefitting from views over the garden, with double patio doors leading to the outside. A door to the rear of the conservatory opens into the garage. The kitchen can be accessed from the lounge/diner and is fitted with a range of base and eye level units, incorporating numerous cupboards and drawers, with complementary work surfaces over,

tiling to the walls and finished with wood effect flooring. Fitted appliances include an electric double oven and a four-ring electric hob with an extractor hood above. There is space and plumbing for a washing machine and dishwasher. The ground floor bathroom is fully tiled and comprises of a low-level flush WC, pedestal wash handbasin, panelled bath and a separate shower enclosure.

## First Floor

Two bedrooms and a shower room occupy the first floor. The master bedroom is generously sized and benefits from a range of fitted wardrobes with cupboards above and a window boasting views over the garden and fields beyond. Bedroom two is also situated to the rear and overlooks the garden, with a built-in wardrobe and under eaves storage. The shower room comprises of a low-level flush WC, shower cubicle and a wash hand basin set into

a vanity unit and shower cubicle.

## Outside

To the front of the property, there is a large tarmac driveway offering an abundance of off-road parking. To the side of the property is a wooden fence and pedestrian gate which provides access to the garage and a courtyard area which houses the oil tank. There is a generously sized rear garden boasting open views and is mainly laid to lawn, fully enclosed to all boundary edges with a wooden pergola towards the rear of the garden beyond which is a vegetable garden which is currently overgrown. There is a glass greenhouse and behind the garage sits a useful wooden shed, ideal for storage. The garage is of brick construction with double opening doors and light and power connected. It should be noted that vehicle access to the garage is subject to the size of vehicle.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

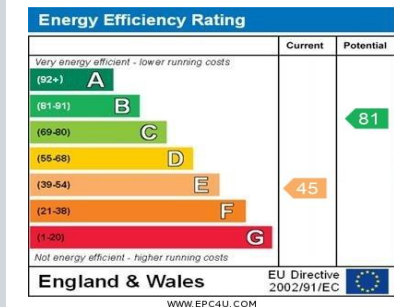
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C.



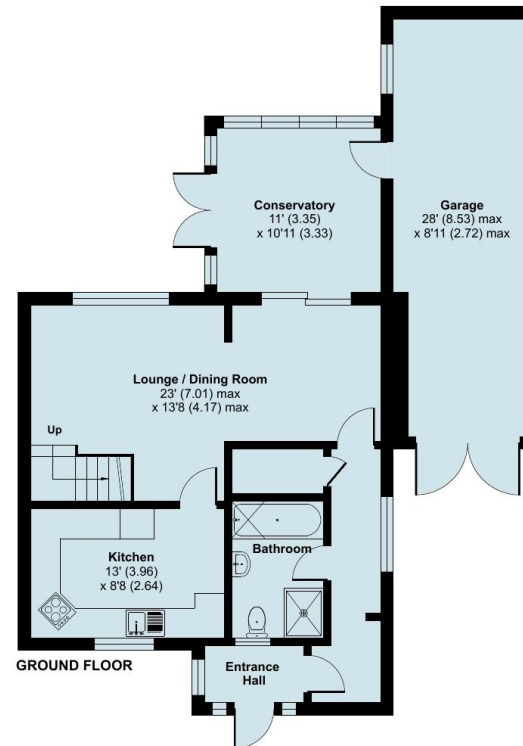
## Church Street, Churchover, Rugby, CV23

Approximate Area = 1071 sq ft / 99.4 sq m

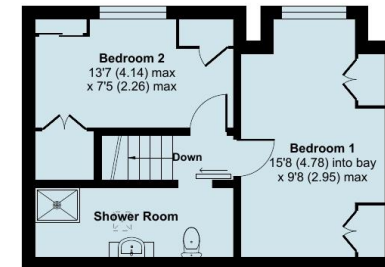
Garage = 252 sq ft / 23.4 sq m

Total = 1323 sq ft / 122.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Howkins & Harrison. REF: 1062037

## Howkins & Harrison

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