



Clydesdale Place, 1 The Shires, Smithy Lane, Church Lawford, Rugby,
Warwickshire, CV23 9ET

HOWKINS &
HARRISON

Clydesdale Place, 1 The Shires,
Smithy Lane, Church Lawford,
Rugby, Warwickshire, CV23 9ET

Guide Price: £810,000

Located in the charming village of Church Lawford, this executive six bedroom detached family home offers a perfect blend of luxury and tranquillity. Situated on Smithy Lane, the property enjoys a secluded location, offering three spacious reception rooms, six well appointed bedrooms, three bathrooms, a large kitchen/diner, utility room and a double garage. One of the standout features of this property is the garden room, which houses a luxurious swim spa. This unique addition offers a fantastic opportunity for relaxation and fitness, surrounded by the beauty of the garden.

Features

- Executive six bedroom house in a desirable village location
- Private secluded location
- Sitting room and family room
- Large kitchen diner & dining room
- South facing rear garden
- Swim Spa and garden room
- Double garage with electric doors
- Block paved driveway with off-road parking
- Gas central heating
- UPVC double glazing



Location

Church Lawford is an idyllic, peaceful village situated 5 miles to the west of Rugby. It lies just south of the River Avon between Rugby and Coventry and is ideally placed for access to the excellent road networks, which include the M1, M6 and M69 Motorways. There is also a frequent train service from Rugby station arriving in London Euston in just under 50 minutes. There is a thriving village hall which acts as a community hub and offers a wide variety of community activities. Also within the village is 'The Old Smithy', a public house which serves good food and guest beers. The village is surrounded by beautiful countryside with an abundance of wildlife and nature walks to neighbouring villages such as Long Lawford, which in turn offers amenities such as; local shop, junior school and two parks. Off road walks also lead to Brinklow, which has a number of pubs, a post office, primary School and Doctors surgery. The footpaths and bridleways surrounding the village are ideal for keen walkers and equestrian enthusiasts alike.



Ground Floor

An inviting entrance hall is fitted with engineered oak flooring and offers access to the ground floors rooms, with stairs rising to the first floor. The shaker style kitchen is the hub of this family home, fitted with oak flooring and a large range of built in units with a Belfast sink and complementing quartz worksurfaces. There is space for an American style fridge/freezer and range cooker, with a built-in extractor fan along with a dishwasher. The kitchen has been extended making it a welcoming room accommodating dining and family space, ideal for entertaining guest or family gatherings. Double doors open out onto the rear garden. A large utility room can be found off the kitchen with ample space for a washing machine, tumble dryer and extra appliances. The sitting room has a continuation of the oak flooring and features an impressive brick-built fireplace with an inset wood burning stove, providing a welcoming focal point to the room. There is a box bay window to the front aspect and bifold doors to the rear which flood the room with natural light. Double doors from the entrance hall open into a dining room which overlooks the rear garden, with a family room being located to the front of the property and being fitted with oak flooring. From here stairs rise to bedrooms two and three, both of which are very spacious double rooms benefitting from under eaves storage. Bedroom three has a convenient Jack & Jill shower room linking with bedroom four.





First Floor

The main staircase from the entrance hall leads to the master suite and three further, well-proportioned bedrooms. The master suite overlooks the garden and boasts a walk-in wardrobe/dressing area and its own en-suite shower room, fitted with a large shower enclosure, wash hand basin, chrome heated towel radiator and WC. Bedrooms four, five and six also enjoy views over the rear garden. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, chrome heated towel radiator and a WC, complemented with tiling to the walls and floor.



Outside

The property is accessed via a private driveway with access for just two properties, Clydesdale Place can be found at the far end with a block paved driveway providing ample off-road parking for multiple vehicles in front of the double garage. The block paving leads to the front door and to the side of the property, which is accessed via a wrought iron gate. The rear garden has been beautifully landscaped and offers various seating areas including a sunken paved patio area with brick-built dwarf retaining walls, and BBQ area with wooden sleepers and borders, along with a gravelled pathway leading to an undercover gazebo and a further paved patio with ample space for outside dining. The garden room is fitted with a swim spa, which can be used for fitness or relaxing, and is fitted with a shower/changing room and power and light.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

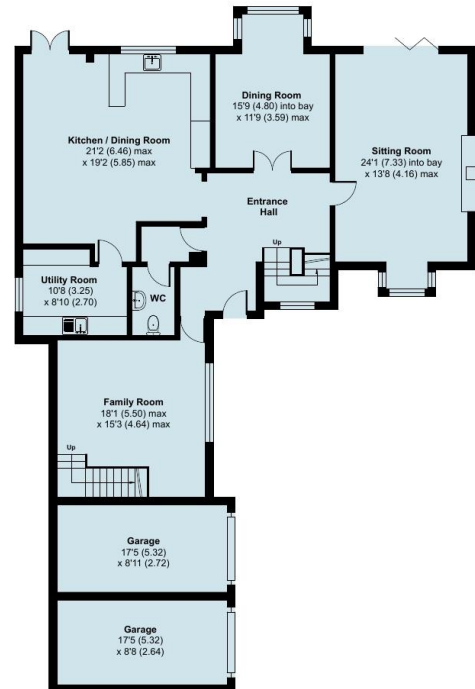
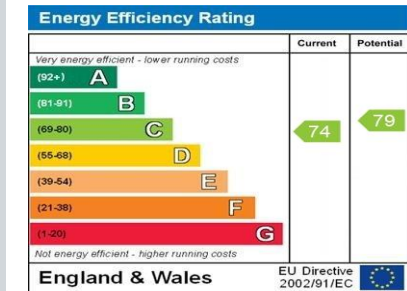
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – G.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1254924

Smithy Lane, Church Lawford, Rugby, CV23

Approximate Area = 2852 sq ft / 264.9 sq m

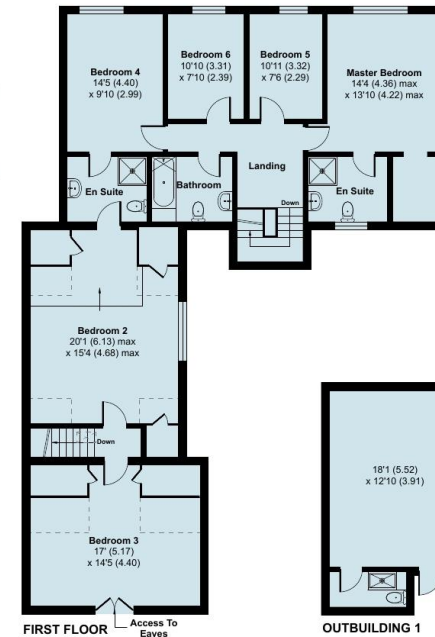
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 307 sq ft / 28.5 sq m

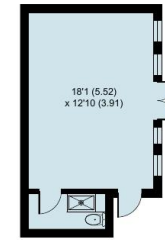
Outbuilding = 265 sq ft / 24.6 sq m

Total = 3516 sq ft / 326.5 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 1

Denotes restricted head height

Howkins & Harrison

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