



Country View, Green Lane, Church Lawford, Rugby, Warwickshire, CV23 9EF

HOWKINS &
HARRISON

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Guide Price: £350,000

Nestled in the charming village of Church Lawford, Rugby, situated on a quiet no-through road, this well presented three bedroom semi detached property has been significantly upgraded throughout and includes a recently re-fitted kitchen and bathroom.

Additionally, the open countryside adjacent to the property offers delightful views over fields and opportunities for leisurely walks, making it a delightful retreat for those looking for a tranquil lifestyle. The hub of the home is a spacious open plan kitchen and dining area, ideal for both entertaining guests and enjoying family gatherings. The property further benefits from off-road parking for several vehicles, carport and a brick-built garage/workshop.

Features

- Popular village location
- Situated on a quiet no through road
- Three well proportioned bedrooms
- Open plan kitchen/dining room
- Upgraded throughout
- Newly fitted kitchen and bathroom
- Garage/workshop and carport
- Off-road parking
- Open countryside adjacent to the property
- Countryside walks on the door step



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

The property opens into a useful porch, which in turn leads into a spacious entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation, including doors to understairs storage. The sitting room is located to the front aspect and features a contemporary gas fire set on a granite hearth with wooden surround, providing a welcoming focal point to the room. The open plan kitchen/diner, located to the rear elevation, extends across the width of the property and provides a wonderful social space ideal for family gatherings or entertaining guests. A window and bi fold doors not only afford plenty of natural light, but also provide views over and access to the rear garden. The kitchen has ample space for a dining table and chairs and is fitted with a range of shaker style cabinets, incorporating numerous cupboards and drawers, including a full height fridge/freezer housing unit along with an integrated dishwasher and washing machine, complemented with wooden worksurfaces and wood effect flooring. There is a ceramic sink with drainer and space for a range style cooker with extractor fan above.



First Floor

The spacious first floor landing leads to three well-proportioned bedrooms, a family bathroom and useful airing cupboard. The master bedroom and bedroom three are situated to the front of the property, whilst bedroom two is located to the rear, enjoying views over the garden. The beautifully presented bathroom is fitted with a stylish suite comprising of a double shower enclosure with rainfall shower head, an attractive grey vanity unit with marble top and upstand with inset sink, panelled bath with Victorian style taps and a Victorian style WC, finished with wood effect flooring.

Outside

To the front is a fore garden laid to lawn with mature planted trees and shrubs including magnolia, yucca, and azaleas. Adjacent is a tarmacadam driveway providing parking for numerous vehicles in front of a covered carport, which in turn leads to the brick-built garage/workshop. Double wooden gates provide access to the rear garden, which is fully enclosed and mainly laid to lawn, edged with wooden sleepers. A paved patio area provides an ideal space for outdoor dining and entertaining. To the rear of the garden a raised wooden decked area provides space for outdoor seating.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

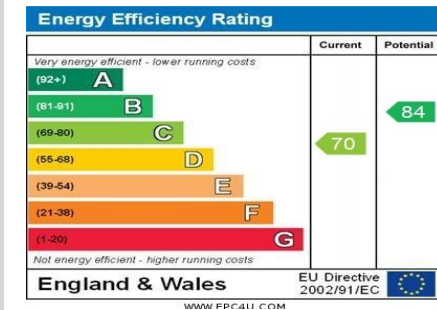
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



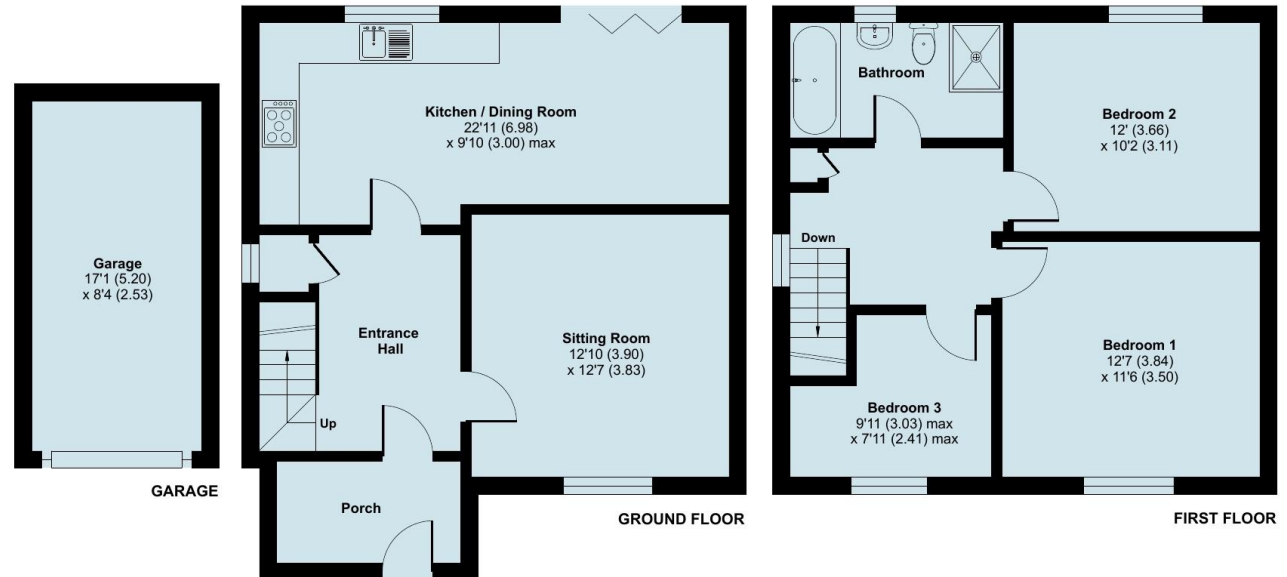
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Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1193 sq ft / 110.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1371715

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