



**EDWARD KNIGHT**  
ESTATE AGENTS

THE MEWS, 35 BROAD STREET, BRINKLOW, RUGBY, CV23 0LH

£395,000







## PROPERTY SUMMARY

Located in the heart of the highly desirable village of Brinklow, this deceptively spacious three-bedroom mews property combines modern comfort with village charm. Ideally positioned for easy access to Rugby, Coventry, and major road links, it's perfect for professionals and families alike.

The accommodation is beautifully presented throughout and includes a welcoming entrance hall, a convenient cloakroom/WC, a bright and spacious living room, and a modern kitchen/dining room ideal for everyday living and entertaining. Upstairs offers three well-proportioned double bedrooms, including a principal bedroom with a stylish en-suite bathroom, along with a family bathroom.

Outside, you'll find a private, westerly-facing rear garden with a lovely summer house, perfect for relaxing or working from home. There is also off-road parking and a single garage located to the rear of the property. With a wide range of local amenities nearby and a strong sense of community, this is an excellent opportunity to enjoy village living without compromising on convenience.

Early viewing is highly recommended to appreciate the property on offer.



## LOCATION

Nestled in the heart of picturesque Warwickshire countryside, Brinklow is a peaceful and highly regarded village, ideally located just 6 miles from Rugby, 7 miles from Lutterworth, and 8 miles from Coventry. The village benefits from excellent transport links, with convenient access to the M1, M6, and M69 motorways, as well as Rugby's mainline railway station, which offers high-speed services to London Euston-making it a desirable location for affluent commuters.

Brinklow and its surrounding area offer a wide range of amenities. Within the village itself, residents can enjoy the charm of The Bulls Head pub, a post office with a general store, a GP practice with an on-site pharmacy, and the award-winning Pumpkin's Deli, which also serves freshly prepared meals. Just a short distance away in Stretton-under-Fosse is the renowned Malt Kiln Farm Shop, known for its quality local produce.

Families are well served by an excellent selection of schools in nearby Rugby, including Rugby High School for Girls, Lawrence Sheriff School for Boys, Ashlawn Academy, Bilton Grange Preparatory School, and the prestigious Princethorpe College.







**ENTRANCE HALL**

**LIVING ROOM**

16' 5" x 15' 5" (5m x 4.7m)

**OPEN PLAN KITCHEN/DINER**

16' 5" x 15' 5" (5m x 4.7m)

**W.C**

**MASTER BEDROOM**

15' 6" x 10' 4" (4.72m x 3.15m)

**ENSUITE**

8' 5" x 5' 8" (2.57m x 1.73m)

**BEDROOM TWO**

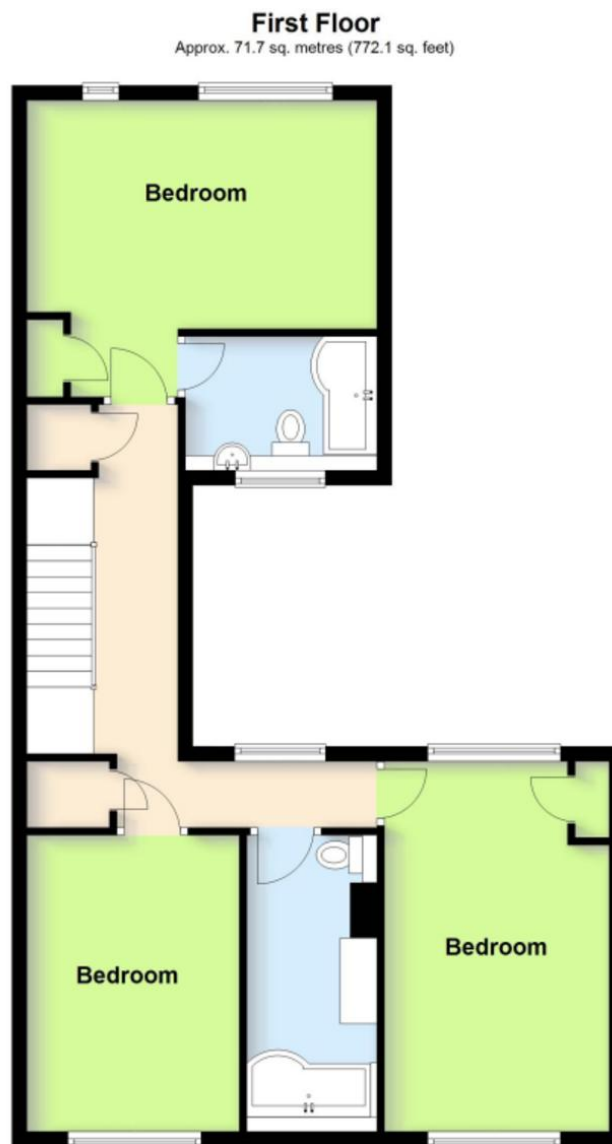
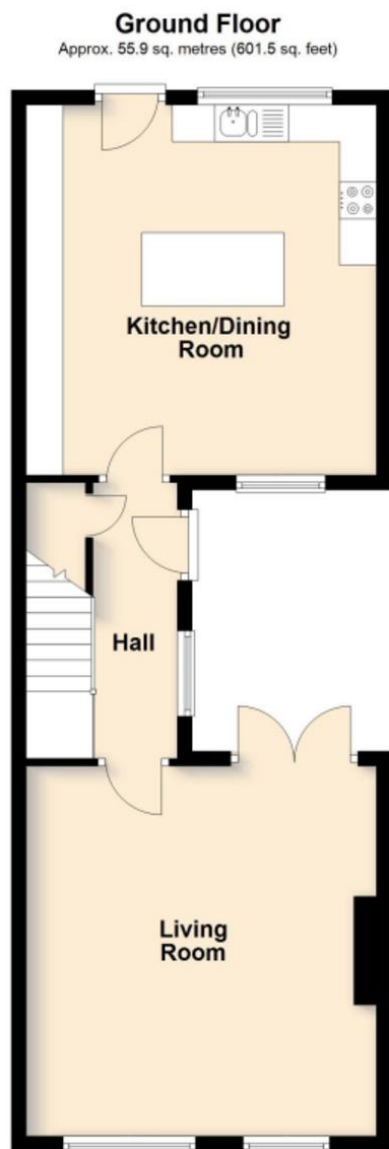
16' 5" x 10' 0" (5m x 3.05m)

**BEDROOM THREE**

13' 2" x 9' 4" (4.01m x 2.84m)

**BATHROOM**

13' 1" x 5' 8" (3.99m x 1.73m)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		