



**EDWARD KNIGHT**  
ESTATE AGENTS

15 HIGH STREET, MARTON, RUGBY, CV23 9RR

£475,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present a rare and exceptional opportunity to acquire this charming period residence, brimming with original character and set within one of the area's most idyllic and sought-after village locations.

Nestled peacefully at the end of a quiet country lane, this delightful home enjoys a truly stunning setting on the edge of expansive, rolling countryside-offering an unrivalled sense of tranquility and the feel of a countryside retreat. With picturesque views and a serene atmosphere, the location evokes the charm and relaxation of a holiday destination.

Occupying an enviably generous plot, the property boasts a beautifully maintained and sun-drenched rear garden, perfect for outdoor entertaining and family enjoyment. The garden is richly stocked with established flower beds and mature shrubs, complemented by a brick-built BBQ, detached oversized garage/workshop, gated off-road parking for multiple vehicles, and additional brick-built storage. The outdoor space offers both practicality and privacy, making it a true standout feature of the home.



Internally, the accommodation is filled with warmth and character, showcasing a range of original features such as exposed timber beams, traditional wooden doors, and charming period details throughout. The layout comprises an inviting entrance hall, a spacious dual-aspect living room, an open-plan kitchen and dining area with integrated appliances, and a light-filled,



extended garden room that seamlessly connects indoor and outdoor living.

Upstairs, there are three generously proportioned bedrooms, each enjoying pleasant outlooks, and a well-appointed family bathroom complete with a shower.

The property is offered to the market with no onward chain, ensuring a smooth and timely purchase. Viewing is strictly by appointment only, early inspection is strongly recommended to avoid missing out on this unique and rarely available opportunity in one of the region's most desirable villages.

#### LOCATION

Nestled within the rolling countryside of Warwickshire, the charming and well-regarded village of Marton offers the perfect blend of rural tranquillity and practical accessibility. Positioned just off the A423 between Coventry and Southam, Marton enjoys a highly convenient location for commuters and families alike, with excellent road links to nearby towns and cities including Leamington Spa, Rugby, and Southam-each offering a comprehensive range of shops, amenities, restaurants, leisure facilities, and cultural attractions.

Marton is ideally placed for families, falling within the catchment area for several well-regarded schools. Notably, the village has access to the highly rated Knightlow Church of England Primary School in the neighbouring village of Stretton-on-Dunsmore, which is easily reachable by a



dedicated school bus service from Marton. A range of secondary and independent schools can also be found within a short driving distance, making this location particularly appealing for those prioritising quality education.

Despite its peaceful rural setting, Marton boasts a vibrant and active community spirit. The village hall serves as a hub for regular social gatherings, seasonal events, and community groups, while the adjacent church plays a central role in village life. Residents also benefit from a number of











recreational facilities including a well-maintained children's play park, an outdoor gym, and a thriving local cricket club, which adds to the village's friendly and welcoming atmosphere.

For those with an interest in history and local heritage, Marton is home to the Marton Museum of Country Bygones, an engaging attraction that showcases a fascinating collection of historic agricultural tools, rural artefacts, and memorabilia-preserving the rich heritage of this traditional English village.

With its picturesque surroundings, strong community ethos, and excellent connectivity to key Midlands destinations, Marton offers a truly idyllic lifestyle opportunity for those seeking the charm of countryside living without compromising on convenience.

#### **ENTRANCE HALL**

7' 2" x 4' 1" (2.18m x 1.24m)

#### **LIVING ROOM**

14' 11" x 19' 5" (4.55m x 5.92m)

#### **DINING ROOM**

#### **OPEN PLAN KITCHEN DINING ROOM**

19' 11" x 12' 0" (6.07m x 3.66m)

#### **GARDEN ROOM**

8' 1" x 9' 9" (2.46m x 2.97m)

#### **FIRST FLOOR LANDING**

10' 6" x 4' 7" (3.2m x 1.4m)

#### **MASTER BEDROOM**

13' 2" x 10' 6" (4.01m x 3.2m)

#### **BEDROOM TWO**

8' 10" x 14' 8" (2.69m x 4.47m)

#### **BEDROOM THREE**

8' 10" x 11' 1" (2.69m x 3.38m)

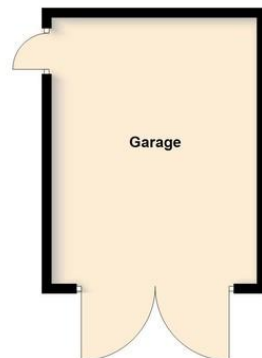
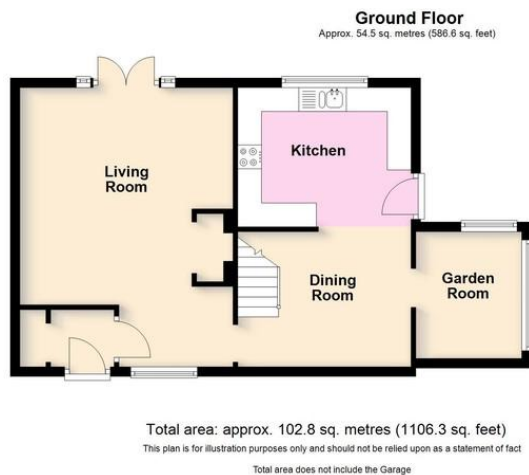
#### **8FAMILY BATHROOM**

8' 9" x 2' 0" (2.67m x 0.61m)

#### **GARAGE**

19' 10" x 15' 5" (6.05m x 4.7m)

#### **BRICK STORE OUTBUILDINGS**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		