



EDWARD KNIGHT
ESTATE AGENTS

8 LAUDERDALE CLOSE, LONG LAWFORD, RUGBY, CV23 9ST

GUIDE PRICE £260,000





PROPERTY SUMMARY

Edward Knight are pleased to present to the market this four bedroom detached property situated in a cul-de-sac location, in the highly sought-after area of Long Lawford, Rugby. The property is ideally positioned within easy reach of local amenities, parks and a local school, making it an excellent choice, for professionals, first time buyers or investors.

The property in brief comprises of entrance hall, ground floor cloakroom, separate lounge and dining room, kitchen and utility room. To the first floor there are four bedrooms, the master bedroom having an en-suite shower room and a family bathroom.

Externally, the property benefits from an enclosed rear garden and a front garden providing off road parking leading to the single garage.

The property is in need of modernisation and is offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the property on offer. Viewings are strictly by appointment through Edward Knight's Regent Street office.



PROPERTY LOCATION

Discover the Charm of Long Lawford and the Surrounding Area.

Nestled amidst the picturesque Warwickshire countryside, Long Lawford is a quintessential English village brimming with charm, history, and community spirit. This delightful village is characterised by a wealth of attractive period properties, leafy lanes, and a friendly, welcoming

atmosphere. Residents enjoy the best of both worlds-rural tranquillity with easy access to urban amenities.

The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbours know each other and a true sense of community thrives.

Set near the tranquil banks of the River Avon, Long Lawford is just a short drive from the historic market town of Rugby-a town known across the globe as the birthplace of Rugby football. As the second largest town in Warwickshire, Rugby offers an extensive range of shops, supermarkets, cafés, restaurants, and bars, alongside excellent leisure and cultural facilities.

At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St. Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just



under five miles from Long Lawford is the stunning Draycote Water Country Park. This vast natural oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddle boarding. It's also a haven for wildlife watchers and a favourite spot for anglers and birdwatchers alike.

A short drive away lies the expansive Coombe Country Park, set in over 500 acres of landscaped gardens, woodlands, and serene lakes. Whether you're planning a family day out, a peaceful solo







stroll, or a picturesque picnic, this award-winning park provides the perfect setting for rest and recreation.

Excellent transport links further enhance Long Lawford's appeal. Rugby railway station provides direct services to London Euston in under an hour, making it a popular choice for commuters, while major road networks including the M1, M6, A5, and A14 are easily accessible for travel across the Midlands and beyond.



In short, Long Lawford is more than just a village-it's a lifestyle. With its rich heritage, community atmosphere, access to top schools and superb countryside, it offers the ideal location for families, professionals, and retirees alike.

ENTRANCE HALL

11' 4" x 11' 0" reducing to 2' 6" (3.45m x 3.35m) L-Shaped

CLOAKROOM

4' 8" x 4' 7" (1.42m x 1.4m)

LOUNGE

16' 5" x 11' 4" (5m x 3.45m)

DINING ROOM

12' 2" x 9' 6" (3.71m x 2.9m)

KITCHEN

13' 0" x 8' 0" (3.96m x 2.44m)

UTILITY ROOM

8' 0" x 4' 4" (2.44m x 1.32m)

LANDING

11' 0" x 2' 9" (3.35m x 0.84m)

BEDROOM ONE

14' 0" x 9' 1" (4.27m x 2.77m)

EN-SUITE SHOWER ROOM

9' 0" x 3' 1" (2.74m x 0.94m)

BEDROOM TWO

9' 7" x 9' 3" Excluding wardrobes (2.92m x 2.82m)

BEDROOM THREE

11' 0" Reducing to 6' 9" x 8' 8" (3.35m x 2.64m)

BEDROOM FOUR

10' 9" x 6' 8" (3.28m x 2.03m)

BATHROOM

7' 6" x 5' 4" (2.29m x 1.63m)

GARAGE

16' 3" x 8' 1" (4.95m x 2.46m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		