

**Meadow View School Street
Church Lawford
RUGBY
CV23 9EE**

£475,000



- **FOUR BEDROOM**
- **NEW BUILD**
- **OPEN PLAN LIVING**
- **OFFICE/PLAYROOM**
- **OFF ROAD PARKING AND ENCLOSED REAR GARDEN**
- **DETACHED FAMILY HOME**
- **VILLAGE LOCATION**
- **UTILITY ROOM**
- **UNDERFLOOR HEATING**
- **ENERGY EFFICIENCY RATING A (PREDICTED)**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This newly built four bedroom detached family home has been finished to an exceptional specification, combining contemporary style with impressive sustainability. Designed for low running costs and outstanding energy efficiency, it benefits from an air source heat pump and PV solar panels.

Inside, the property showcases a range of high quality features, including engineered oak flooring, USB-integrated sockets, solid internal doors with a sleek black metal finish, and underfloor heating throughout the ground floor. Every detail has been carefully considered to create a modern, comfortable, and energy-conscious living environment.

The layout begins with an inviting entrance hall and a convenient downstairs cloakroom, leading into a spacious open-plan lounge, kitchen and dining area, complemented by a utility room and a versatile office or playroom. Upstairs, the main bedroom enjoys its own ensuite shower room, while three further bedrooms are served by a modern family bathroom. Outside, there is ample off-road parking for up to four vehicles and a rear garden with views across a paddock.

Church Lawford is a charming village positioned between Coventry and Rugby, both of which provide an excellent range of shops, amenities and highly regarded schools. The area is well connected, with easy access to the M1, M6 and M45 motorways, and Rugby train station just a short drive away, offering direct services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via part glazed composite door into:

Entrance Hall

Two frosted windows to front elevation. Oak ballustrade with glass inserts rising to first floor landing. Understairs storage cupboard. Engineered oak flooring. Doors to all rooms.

Downstairs Cloakroom

Low level w.c. with concealed cistern. Vanity unit with wash hand basin and mixer tap. Engineered oak flooring. Extractor fan.

Open Plan Lounge/Kitchen/Dining Room

27'0" x 24'3" (8.24m x 7.41m)

Lounge / Dining Area

Window to front aspect. Bifold doors opening to rear garden. Engineered oak flooring. Recess for log burner. Inset spotlights.

Kitchen Area

A modern kitchen fitted with a range of base and eye level units. Quartz work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap. Induction hob with extractor over. Built in double oven. Built in fridge and freezer. Built in wine fridge. Built in bin store. Built in dishwasher. Inset spotlights. Quartz splashbacks. Engineered oak flooring. Door to:

Utility Room

Further range of base and eye level units with quartz work surface space incorporating stainless steel sink unit with mixer tap. Storage cupboard housing the air source heating system and boiler. Engineered oak flooring.

Office / Playroom

10'2" x 9'10" (3.11m x 3.01m)

Window to front aspect. Engineered oak flooring.

First Floor Landing

Access to loft space. Doors to all rooms.

Bedroom One

18'4" x 10'2" (5.60m x 3.11m)

Window to front aspect. Radiator. Door to:

Ensuite Shower Room

To comprise shower cubicle with mixer shower, wash hand basin with vanity unit, and low level w.c. with concealed cistern. Chrome towel radiator. Extractor fan. Inset spotlights. Frosted window to rear elevation.

Bedroom Two

12'0" x 10'2" (3.67m x 3.11m)

Window to rear aspect. Radiator.

Bedroom Three

12'3" x 10'2" (3.74m x 3.11m)

Window to front aspect. Radiator.

Bedroom Four / Study

6'7" x 5'6" (2.03m x 1.7m)

Window to front aspect. Radiator.

Family Bathroom

With three piece suite to comprise; panel bath with mixer shower and shower screen over, wash hand basin with vanity unit, and low level w.c. with concealed cistern. Inset spotlights. Chrome towel radiator. Extractor fan. Frosted window to rear elevation.

Front Garden

Tarmac driveway providing off road parking for three vehicles. Flower and shrub borders. Pathway to entrance.

Rear Garden

Paved patio area. Area laid to lawn. Flower and shrub borders. Cold water tap. External lighting. Views over an open paddock.

Agents Note

Council Tax Band: To be advised.

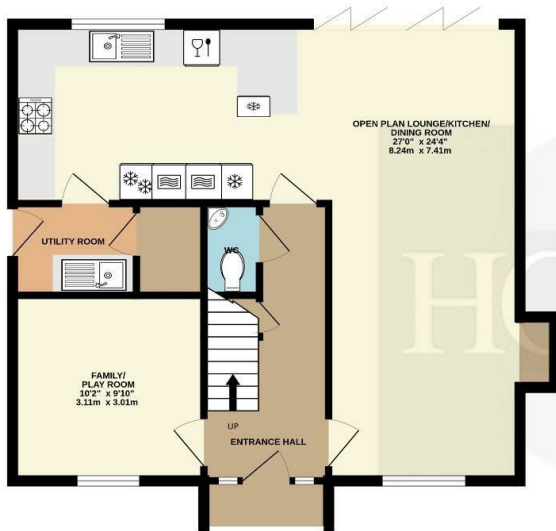
Energy Efficiency Rating: A (predicted)



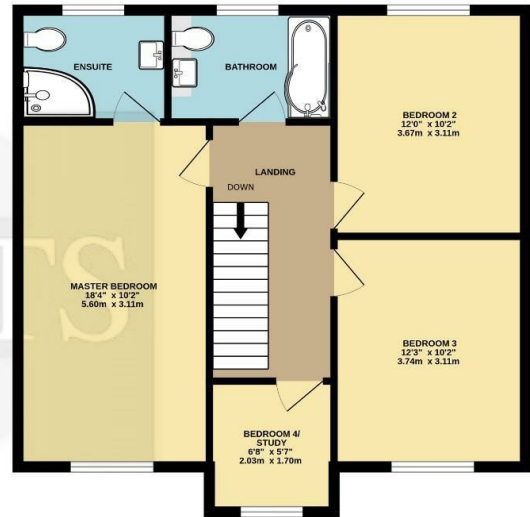




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.