



## 9 Green Lane Church Lawford, Rugby, CV23 9EF

Rarely does a fully refurbished Grade II listed cottage of this calibre come to the market, offering the perfect balance of period charm and modern comfort in a beautifully presented, move-in ready home.

Thoughtfully renovated throughout by the current owners, this enchanting cottage has undergone significant improvement including a stylish new kitchen, contemporary bathroom and upgraded central heating system, all while carefully preserving the warmth, character and timeless appeal expected from a period property.

The ground floor opens into a welcoming open-plan lounge and dining room, rich in charm with exposed beams, cottage detailing and an attractive feature fireplace creating a cosy focal point. The beautifully refitted kitchen offers a practical yet elegant space with direct access to the enclosed rear garden — ideal for relaxing, entertaining or enjoying sunny afternoons outdoors.

Guide price £325,000

# 9 Green Lane

## Church Lawford, Rugby, CV23 9EF



- Beautifully refurbished Grade II listed cottage
- Rare opportunity to purchase a move-in ready character home
- Stylishly refitted kitchen and contemporary bathroom
- Wealth of original features including exposed beams and cottage doors
- Charming open-plan lounge and dining room with feature fireplace
- Two inviting first floor bedrooms full of character
- Enclosed rear garden ideal for relaxing and entertaining
- Gas central heating system recently upgraded by current owners
- Sought-after village location with excellent local amenities nearby
- Ideal first home, countryside retreat or downsizing opportunity



[Directions](#)



# Floor Plan



Total floor area: 55.5 sq.m. (597 sq.ft.)

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