EDWARD KNIGHT
ESTATE AGENTS

FAIROAKS, THE GREEN, BROADWELL, RUGBY, CV23 8HD

GUIDE PRICE £450,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale Fairoaks, The Green, Broadwell, an attractive three-bedroom detached bungalow occupying a particularly appealing position directly opposite the picturesque village green. Set within this peaceful and highly sought-after Warwickshire village, the property enjoys a wonderful open outlook and is offered to the market with no onward chain.

Broadwell is a charming rural village with a genuine sense of community, centred around its beautiful open green and village hall. The hall provides an important focal point for local life, hosting community events and activities throughout the year and helping to create the friendly village atmosphere for which Broadwell is known. For buyers looking for a quieter pace of life without feeling isolated, this is a particularly lovely setting.

The bungalow itself offers well-proportioned and versatile single-storey accommodation extending to approximately 979 sq ft, with the additional benefit of a substantial attached garage, conservatory and separate summer house.

Internally, the property has benefited from a number of important improvements, including a modern fitted kitchen, contemporary bathroom, replacement windows and modern central heating, while still offering scope for a new owner to personalise the accommodation to their own taste.

The accommodation is entered via a generous entrance hall which provides access to all three

bedrooms, the bathroom and the principal living areas. The spacious living/dining room measures approximately 20'2" in length, providing plenty of room for both sitting and dining furniture, and opens directly into the conservatory overlooking the rear garden.

The kitchen is fitted with a range of modern units and work surfaces and connects conveniently with the entrance hall and rear utility area. There are three bedrooms, including two particularly well-proportioned double bedrooms, together with a third bedroom which would also make an ideal study or home office. The bathroom has been modernised and includes a contemporary suite with bath and shower facilities.

A real highlight of Fairoaks is the large and established rear garden. Considerably larger than might typically be expected with a bungalow of this type, it offers tremendous potential for keen gardeners and families alike, with mature trees providing an attractive backdrop and a good degree of privacy. A detached summer house provides useful additional space within the garden.

The property also benefits from an impressive attached garage measuring approximately 16'2" x 14'5", offering excellent parking, storage or workshop potential.
With its generous plot, three-bedroom accommodation, modernised kitchen and bathroom, large garden and wonderful position overlooking the village green, Fairoaks represents a rare opportunity to acquire a detached



bungalow in one of the area's most appealing village settings.

LOCATION

Broadwell is a picturesque and highly regarded Warwickshire village, surrounded by attractive open countryside and offering a peaceful rural lifestyle whilst remaining conveniently placed for access to Rugby, Southam, Leamington Spa and the surrounding road network.

At the heart of the village is the beautiful open





















village green, which provides an attractive focal point and gives Broadwell its distinctive traditional village character. The village hall is an important part of local life, hosting a variety of activities, gatherings and community events throughout the year, helping to create a friendly and welcoming atmosphere amongst residents.

The village is characterised by its attractive mix of individual homes, mature trees, established gardens and countryside surroundings. Numerous rural walks and footpaths can be enjoyed nearby, making the location particularly appealing to those looking for a quieter pace of life and a genuine village community.

Despite its rural setting, Broadwell is well positioned for everyday amenities in the surrounding towns and villages, while Rugby provides a comprehensive range of shopping, schooling and leisure facilities together with its mainline railway station, offering regular services to London Euston and Birmingham.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

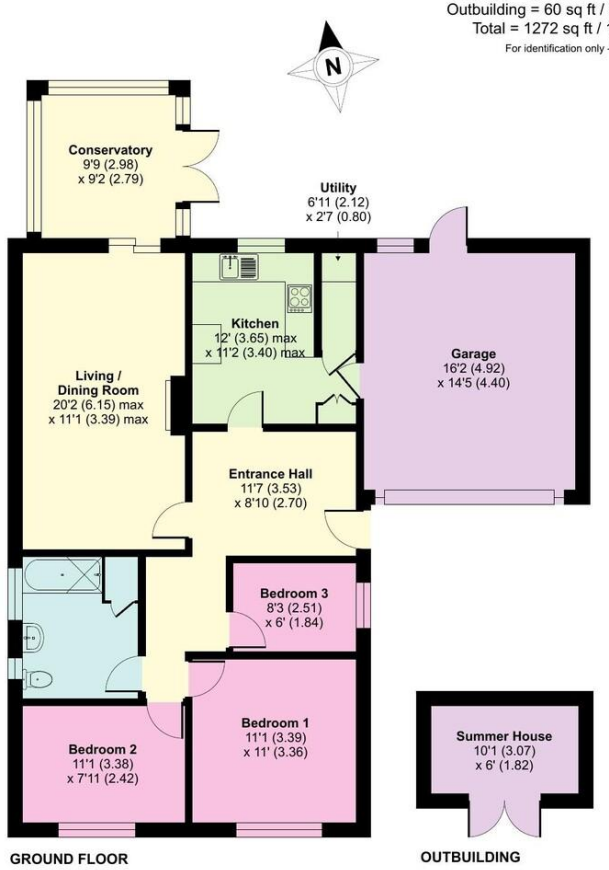
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor

Fairoaks, The Green, Broadwell, Rugby, CV23

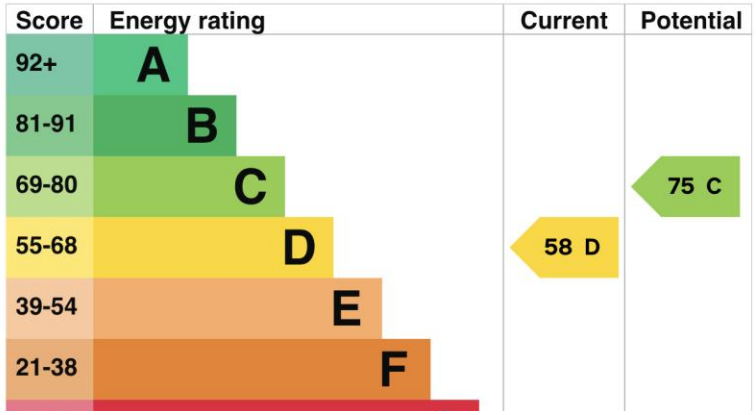
Approximate Area = 979 sq ft / 90.9 sq m
Garage = 233 sq ft / 21.6 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 1272 sq ft / 118 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1528750

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14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

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