



**EDWARD KNIGHT**  
ESTATE AGENTS

22 LITTLE LONDON LANE, NEWTON, RUGBY, CV23 0DT

OFFERS OVER £600,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning and beautifully proportioned four-bedroom detached executive residence, which has been comprehensively improved and upgraded by the current owner to an exceptional standard throughout. The property occupies a discreet and secluded position along a quiet country lane within the highly regarded Warwickshire village of Newton.

Newton village is situated approximately four miles from Rugby town centre and offers an attractive balance of village charm and excellent accessibility. The location is well positioned for Rugby's retail parks and provides convenient access to the Midlands motorway network, making it particularly appealing to commuters while retaining a peaceful rural setting.

The property offers versatile, light-filled and generously proportioned accommodation arranged over two floors. The ground floor is introduced via a spacious entrance hall featuring quality oak flooring, which leads to a refitted ground floor shower room. There is a well-proportioned dining room, also with oak flooring, ideal for formal entertaining, and a spacious lounge featuring a contemporary fireplace with a remote-controlled gas fire. The lounge flows seamlessly into a conservatory fitted with a modern, high-performance roof incorporating skylights, creating an excellent year-round living space filled with natural light. The refitted kitchen breakfast room is finished to a high specification and offers a range of integrated appliances, complemented by a separate utility area providing additional practicality.

To the first floor, the property offers four generous double bedrooms, all benefiting from fitted wardrobes. These are served by a luxurious and spacious family bathroom fitted with a high-quality four-piece suite, including a freestanding bath and a walk-in shower cubicle.



The property benefits from uPVC double glazing, gas-fired central heating, and air-conditioning throughout, which also extends to the summer house, making it an ideal retreat throughout the year.

Externally, the property enjoys an enviable position with no overlooking to either the front or rear, providing a high degree of privacy. To the front, a gravelled driveway offers ample off-road parking and access to a double garage. The enclosed, southerly facing rear garden is a true centrepiece of the home, backing onto open countryside and enjoying stunning, far-reaching views. Designed as a private retreat, the garden features an expansive lawn, mature hedgerows, well-stocked flower beds, and a variety of established trees. Multiple covered and open seating areas are thoughtfully arranged throughout the garden, allowing for outdoor enjoyment and entertaining throughout the year. Additional highlights include a covered seating and jacuzzi area, a large patio with a multifunction wood-fired oven, and a fully self-contained summer house.

#### LOCATION

Newton is a popular and welcoming village on the outskirts of Rugby, well regarded for its strong sense of community and attractive semi-rural setting. The village enjoys an active social calendar with a variety of events held throughout the year, catering for residents of all ages. Local amenities include a traditional village pub and a village hall, both serving as social hubs for the community.

Despite its peaceful village atmosphere, Newton is exceptionally well connected. Excellent road links are close by, including the M1, M6, A14 and A5, making the village an ideal base for commuters. Rail services from nearby Rugby Railway Station provide fast and frequent connections to London Euston in approximately 50 minutes.



Rugby town centre is within easy reach and offers a wide range of amenities, including independent boutiques, well-known High Street retailers, and an extensive choice of bars, restaurants, and coffee shops. The town also benefits from a variety of leisure facilities, such as Whitehall Recreation Ground and the Queen's Diamond Jubilee Centre, with additional cinemas and sporting amenities available nearby.

The area is particularly well served for education, with a strong selection of both state-funded and independent primary and secondary schools. Further educational







facilities include grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. Overall, Newton offers an appealing blend of village charm, community spirit, and excellent accessibility, making it a highly desirable place to live.

**ENTRANCE HALL**

13' 1" x 12' 10" (3.99m x 3.91m)

**SHOWER ROOM**

8' 0" x 7' 4" (2.44m x 2.24m)

**DINING ROOM**

12' 8" x 12' 4" (3.86m x 3.76m)

**LOUNGE**

19' 1(max)" x 16' 1" (5.82m x 4.9m)

**CONSERVATORY**

14' 8" x 11' 6" (4.47m x 3.51m)

**REFITTED KITCHEN**

14' 2" x 11' 2" (4.32m x 3.4m)

**UTILITY AREA**

8' 2" x 6' 0" (2.49m x 1.83m)

**LANDING**

**BEDROOM**

16' 4" x 11' 2(to wardrobes)" (4.98m x 3.4m)

**BEDROOM**

12' 9" x 11' 9" (3.89m x 3.58m)

**BEDROOM**

11' 2" x 10' 11" (3.4m x 3.33m)

**BEDROOM**

12' 7" x 7' 11" (3.84m x 2.41m)

**REFITTED BATHROOM**

12' 9" x 7' 6" (3.89m x 2.29m)

**EXTERNAL**

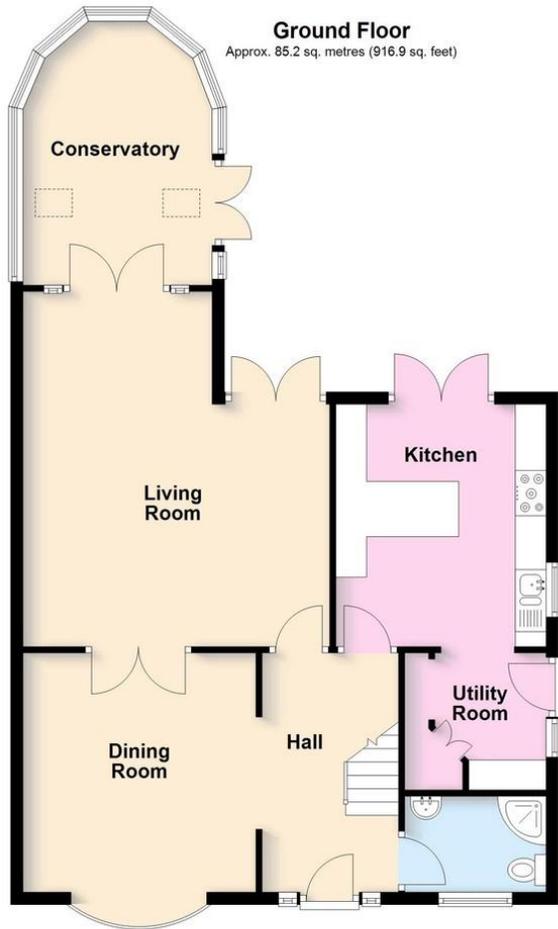
**GARAGE**

17' 3" x 17' 3" (5.26m x 5.26m)

**SUMMER HOUSE**

12' 0" x 12' 0" (3.66m x 3.66m)





Total area: approx. 157.8 sq. metres (1698.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		