



The Orchard, 11-13 Lutterworth Road, Pailton, Rugby, Warwickshire, CV23 0QE

HOWKINS &
HARRISON



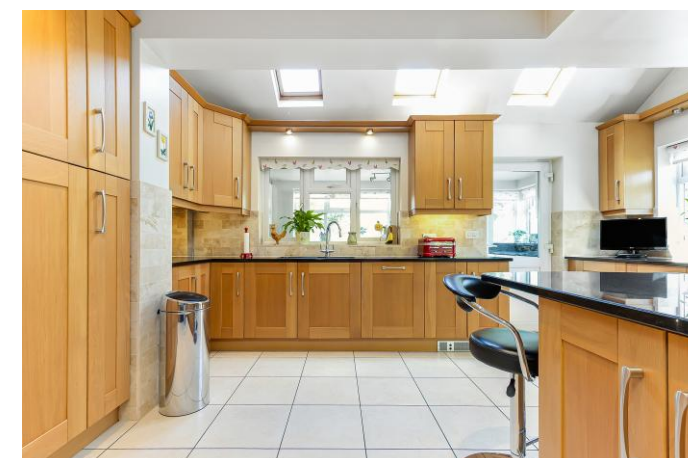
The Orchard, 11-13 Lutterworth Road, Pailton, Rugby, Warwickshire, CV123 0QE

Guide Price: £675,000

A beautiful extended four bedroom detached property with a stunning established rear garden. Situated on a generous plot extending to approximately 0.25 acres, the property offers spacious accommodation over two floors, parking for numerous vehicles, a double garage and a brick-built building with water supply and electricity, ideal for conversion subject to obtaining the correct permissions.

Features

- Reception Hall
- Spacious sitting room
- Kitchen/breakfast room and utility
- Separate dining room
- Study
- Garden room
- Downstairs cloakroom & shower room
- Four double bedrooms
- Principal bedroom with dressing room and en-suite
- Double garage with electric doors
- Brick built store
- Fabulous landscaped gardens
- Parking for numerous vehicles
- Electric gated entrance
- Village location



Location

Pailton is a small and very attractive village about 6.5 miles north-west of Rugby and 5.7 miles from Lutterworth. Primary schooling is available at the very well-regarded Revel School and there is an impressive range of excellent senior schooling in Rugby, Lutterworth and Coventry. Schools in Rugby include Rugby High School, Lawrence Sheriff School, Princethorpe College and the world-famous Rugby School. The schooling in Lutterworth is very popular which includes Lutterworth High School and Lutterworth College, both of which are highly regarded. At the heart of the village, the historic White Lion Public House, a former Grade II Listed coaching inn, is set to undergo an exciting restoration and regeneration programme. Once complete, it is anticipated to reclaim its position as the focal point of village life, providing residents with a vibrant and welcoming destination to meet, socialise and enjoy a range of community activities. More than simply a traditional village pub, the White Lion is planned as a sustainable community hub that will sensitively blend its rich heritage with the needs of modern village living. Proposed facilities and amenities will create a thriving social centre and will include: A welcoming pub and café/restaurant, a community shop and Post Office, workspaces for local makers and artisans, overnight accommodation, including accessible rooms, Gardens and outdoor spaces for events, markets and gatherings and a place for families, older residents and visitors alike to connect. The property is also well positioned for the commuter with easy access to the motorway network (M1, M6, M69 M42, A5 and A361) and excellent rail links from Rugby station, including a regular high-speed service to London Euston taking approximately 50 minutes.



Ground Floor

The property opens into a spacious and welcoming reception hall, with tiled floor and adjacent cloakroom with ample fitted shelving and hanging space ideal for coats and shoes. A bay window overlooks the side aspect and an internal feature window overlooks the sitting room. An oak internal door provides access to the entrance hall which is fitted with engineered wooden flooring and coving to the ceiling. Stairs rise to the first floor and doors lead to the ground floor accommodation. There is a fully tiled downstairs shower room fitted with a vanity unit to one wall with WC and wash hand basin inset, chrome heated towel ladder and chrome and glass double shower enclosure. The sitting room is of a generous size and boasts dual aspect windows, fitted with attractive white shutters, which overlook the front aspect. There is coving to the ceiling and an attractive central fireplace with ornate surround, hearth and coal effect gas fire inset providing an attractive focal point to the room. The dining room is also fitted with engineered oak wooden flooring and benefits from an understairs storage cupboard. Double doors lead to the garden room which is of a UPVC construction with a solid roof and has doors leading to the rear garden. Also benefitting from underfloor heating and a tiled floor. The home office is also accessed from the dining room and is fitted with a comprehensive range of furniture which includes two workstations, drawers and storage cupboards. There is attractive Amtico flooring, two skylights and a window overlooking the wonderful gardens. The open plan kitchen/breakfast room has tiled flooring and is fitted with a variety of wall and base solid oak cupboards and drawers complemented by granite work surface over. Integrated appliances include a fridge, freezer, dishwasher, microwave and extractor fan with space for a range style cooker. There are plinth heaters, a three way tap incorporating filtered water, three skylights and downlighting. A glazed door provides access to the utility room which has additional wall and base units with granite work surfaces, Belfast sink, space and plumbing for a washing machine and tumble dryer, and a door which provides access to the rear garden.





First Floor

A spacious galleried landing with oak doors provide access to four double bedrooms, the family bathroom and useful airing cupboard. The principal bedroom benefits from fitted wardrobes and fitted white shutters to the window which overlooks the front aspect. There is a dressing room with further built-in wardrobes with shelving, hanging space and skylight above. The en-suite is fitted with a double shower enclosure with power shower, vanity unit with wash hand basin, WC, and built-in storage, chrome heated towel ladder, Amtico flooring and fitted shutters. There are three further double bedrooms, two of which benefit from fitted wardrobes. The family bathroom is tiled throughout and is fitted with a cream suite to include a panelled bath, wash hand basin and WC inset into a vanity unit with separate shower enclosure with power shower and heated towel ladder.





Outside

Access to the front of the property is via electric gates with intercom system which open onto a spacious, sealed block paved driveway which provides parking for numerous vehicles. The front garden is designed to be particularly low maintenance with a raised gravel area with mature trees. The double garages have electric garage doors and there is a wall mounted EV charger. To the side of the property there is a large sealed block paved patio for entertaining with raised flower beds and maturing trees with timber fencing to the boundary, lighting and a personnel door to the garage. The stunning rear garden is mainly laid to lawn with established flowering borders with maturing specimen trees and shrubs including Acer varieties, numerous varieties of roses, a yellow and pink Magnolia and Spring border with Azalea, Rhododendron and Camelia. There are several patio areas, providing ideal spaces for outdoor entertaining and al fresco dining, including an ornamental pond with a paved terrace area, along with lighting around the garden, a water system, external sockets and two 1000L water collection containers. A large brick-built store with electric and water connected is ideal for conversion subject to obtaining the correct permissions. There are two sheds and a greenhouse.





Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – TBC.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	73	79
EU Directive 2002/91/EC		

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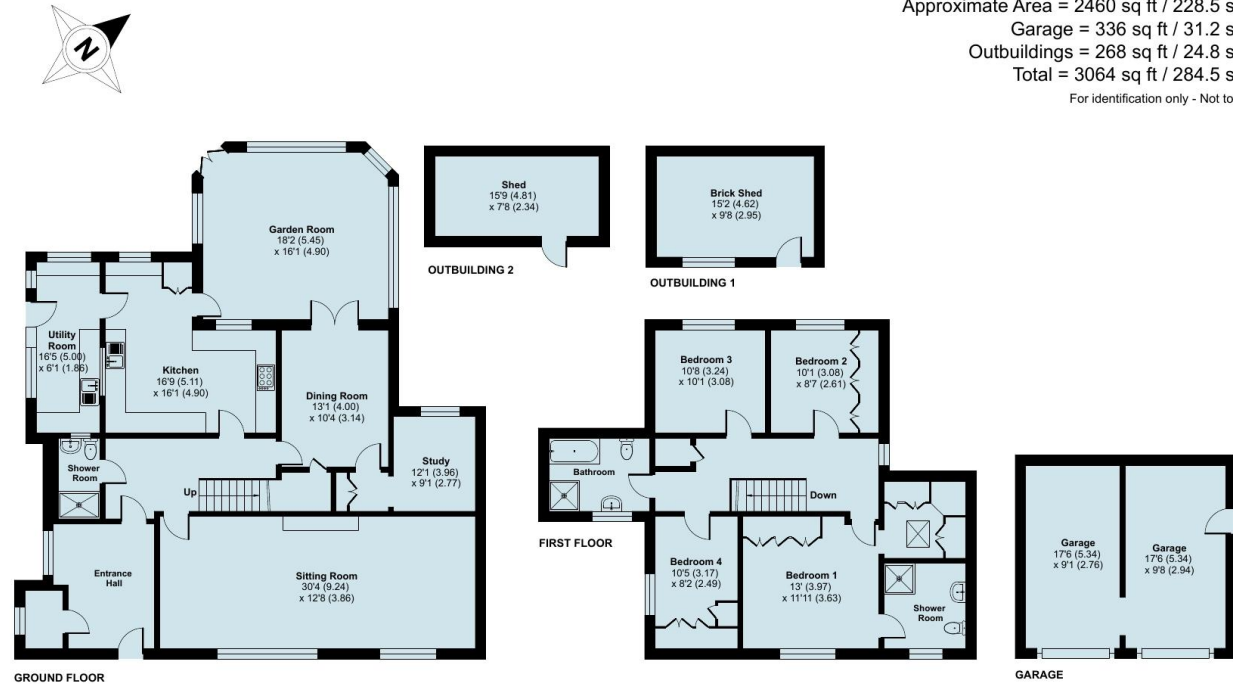
Approximate Area = 2460 sq ft / 228.5 sq m

Garage = 336 sq ft / 31.2 sq m

Outbuildings = 268 sq ft / 24.8 sq m

Total = 3064 sq ft / 284.5 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 2025. Produced for Howkins & Harrison. REF: 1468084

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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