



14 School Street, Church Lawford, Rugby, Warwickshire, CV23 9EE

HOWKINS &
HARRISON

14 School Street, Church Lawford,
Rugby, Warwickshire, CV23 9EE

Guide Price: £635,000

A beautifully presented four-bedroom home, thoughtfully remodelled by the current owners and ideally situated in the heart of the village. Offering versatile and well-proportioned living accommodation throughout, currently benefitting from a ground floor bedroom and shower room, making it well suited to a range of buyers. The first-floor bathrooms have been recently re-fitted to a high standard, while outside the property continues to impress with a fabulous detached garden room, linked to the main property by a partially enclosed terrace area — perfect for outdoor dining and entertaining. Further benefitting from a garage and off-road parking for several vehicles.

Features

- Spacious and versatile accommodation over two floors
- Sitting room with inglenook fireplace
- Principal bedroom with re-fitted en-suite
- Guest bedroom with walk-in wardrobe and re-fitted en-suite
- Ground Floor bedroom adjacent to a shower room
- Re-fitted family bathroom
- Spacious dining room
- Fabulous garden room
- Partially enclosed outdoor terrace area ideal for al fresco dining and entertaining
- Low maintenance rear garden
- Garage
- Off-road parking for several vehicles
- Popular village location



Location

Church Lawford is an idyllic, peaceful village situated 5 miles to the west of Rugby. It lies just south of the River Avon between Rugby and Coventry and is ideally placed for access to the excellent road networks, which include the M1, M6 and M69 Motorways. There is also a frequent train service from Rugby station arriving in London Euston in just under 50 minutes. There is a thriving village hall which acts as a community hub and offers a wide variety of community activities. Also within the village is 'The Old Smithy', a public house which serves good food and guest beers. The village is surrounded by beautiful countryside with an abundance of wildlife and nature walks to neighbouring villages such as Long Lawford, which in turn offers amenities such as; local shop, junior school and two parks. Off road walks also lead to Brinklow, which has a number of pubs, a post office, primary School and Doctors surgery. The footpaths and bridleways surrounding the village are ideal for keen walkers and equestrian enthusiasts alike.



Ground Floor

A spacious entrance hall welcomes you into the property, with attractive wood-effect flooring continuing through to the living room. Doors lead to the principal ground-floor accommodation, while a useful storage cupboard provides convenient space for coats and shoes. The generously proportioned living room features an impressive inglenook fireplace with exposed stonework, oak beam above, granite shelf and inset log-burning stove set on a slate hearth, creating an attractive focal point. A large front-facing window allows for plenty of natural light, while French doors open onto a covered terrace area, linking the house seamlessly with the impressive garden room, which is accessed via bi-fold doors and provides an excellent space for entertaining. The separate dining room also overlooks the front aspect and features characterful flagstone flooring. A connecting door leads into the garage, which incorporates a useful utility area with space and plumbing for additional appliances. To the rear of the garage is a practical storage cupboard, also accessible from the garden. The kitchen/breakfast room is fitted with a range of cream Shaker-style wall and base units complemented by wooden work surfaces. Integrated appliances include a dishwasher and washing machine, together with a range-style cooker with five-burner hob and glass splashback. There is also space and plumbing for a fridge/freezer, and a door provides direct access to the rear garden. Completing the ground floor is a versatile bedroom overlooking the rear garden, with a conveniently positioned shower room adjacent.





First Floor

A spacious first-floor landing provides access to three bedrooms and the family bathroom. The principal bedroom enjoys a front-facing aspect and is fitted with bespoke Shaker-style wardrobes, cupboards and integrated drawers, providing excellent storage while maximising the available space. A Velux window complements the main window, allowing for plenty of natural light. A part-glazed etched door opens into the contemporary en-suite bathroom, which has been re-fitted to a high standard. Fully tiled throughout, the suite includes a corner shower enclosure with rainfall shower, a high-gloss vanity unit with inset wash hand basin, WC and chrome heated towel radiator. Bedroom three is positioned adjacent and benefits from a useful walk-in wardrobe. The remodelled guest bedroom is another generous double and features a spacious walk-in wardrobe together with its own stylish en-suite bathroom, also recently re-fitted by the current owners. Finished with attractive white and grey marble-effect wall and floor tiling, the en-suite comprises a corner shower enclosure, wall-hung wash hand basin set within a grey high-gloss vanity unit and a chrome heated towel radiator. The family bathroom has also been recently refurbished and is fully tiled throughout. The contemporary suite includes a generous corner shower enclosure with rainfall shower, chrome heated towel radiator, wall-hung high-gloss vanity unit with wash hand basin, WC with wall-mounted flush and a useful storage cupboard.

Outside

To the front of the property is a generous block-paved in-and-out driveway, enclosed by a brick-built boundary wall and providing ample off-road parking for several vehicles and gives access to the single garage. A further driveway to the side leads to a gated access into the rear garden. Designed with low-maintenance living in mind, the rear garden features a paved patio extending across the rear of the property, creating an excellent space for outdoor dining and entertaining. Steps lead up to an artificial lawn with an additional patio area, while contemporary slatted fencing provides an attractive and private backdrop. A particular feature of the garden is the covered terrace, offering a sheltered entertaining space and linking seamlessly to the impressive garden room. Designed for year-round use, the garden room is fitted with ceiling speakers, a contemporary wall-mounted electric fire and bi-fold doors, making it a versatile space ideal for entertaining and relaxing.





Viewing

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

Fixtures and Fittings

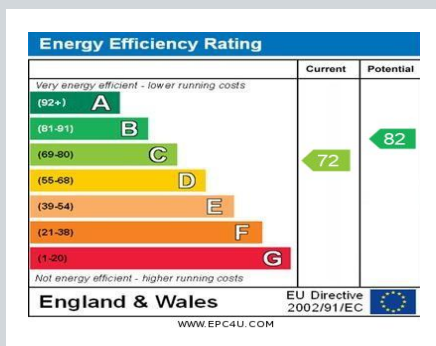
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



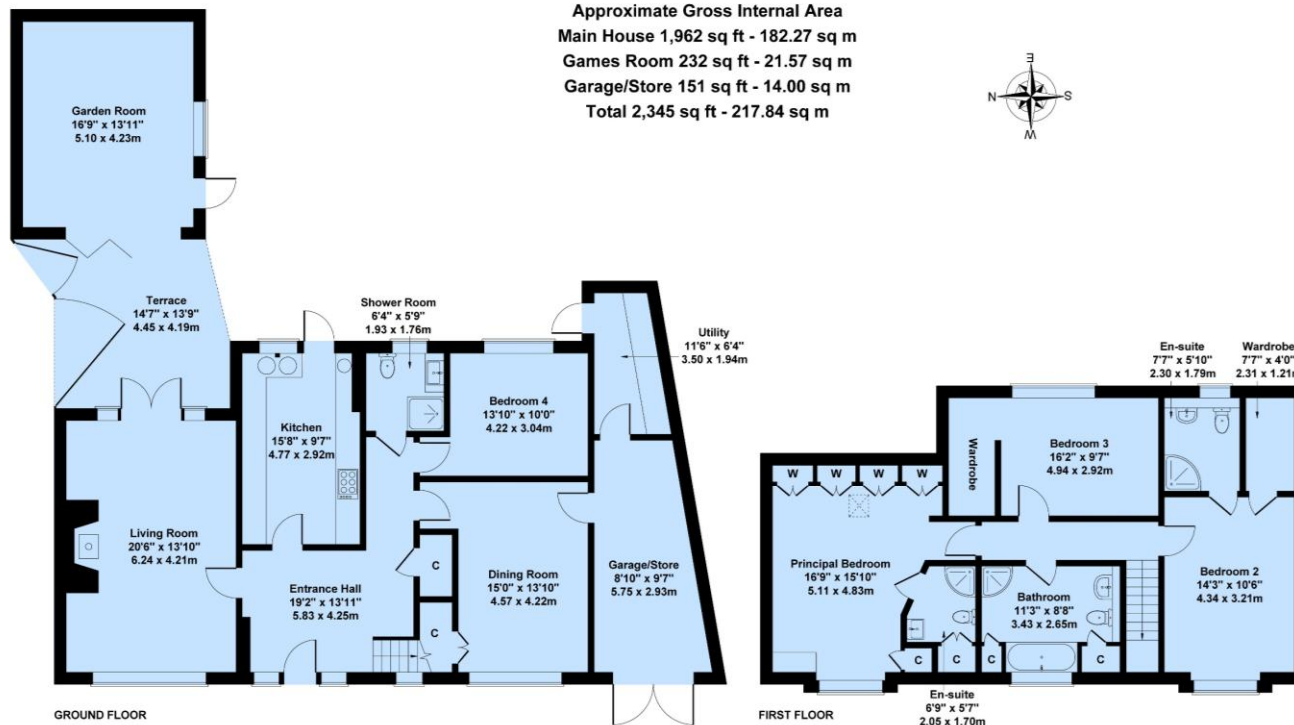
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Approximate Gross Internal Area
Main House 1,962 sq ft - 182.27 sq m
Games Room 232 sq ft - 21.57 sq m
Garage/Store 151 sq ft - 14.00 sq m
Total 2,345 sq ft - 217.84 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

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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