



27 SCHOOL STREET
CHURCH LAWFORD

"Those searching for countryside views in a village location should look no further. 'Camelot House' has been afforded a beautiful position set back from the road in the sought after Warwickshire village of Church Lawford. This individually built property is conveniently located for easy access to the major road networks. Step inside to find extensive accommodation comprising of an entrance hall, cloakroom, study, sitting room, separate dining room, breakfast kitchen and utility. The first floor includes, the principal and guest bedrooms with en-suite shower rooms, three further bedrooms and a family bathroom. To the front, there is a block paved driveway providing ample off road parking leading to the double garage. Whilst to the rear, there is a substantial lawned garden with hedgerow borders and a variety of mature trees, boasting the most impressive outlook over open countryside." EPC = D

£649,950

27 School Street, Church Lawford

GROUND FLOOR

Entrance Hall

Timber entrance door to side aspect, sealed unit double glazed window to side aspect, coving to ceiling, stairs rising to first floor, understairs storage cupboard, communicating doors

Cloakroom

Fitted suite comprising of low level flush w.c., pedestal wash hand basin, coving to ceiling, tiling to half height, radiator, tiled floor, obscure sealed unit double glazed window to side aspect,

Study 2.65m (8'8") x 2.62m (8'7")

Sealed unit double glazed window to side aspect, coving to ceiling, radiator.

Sitting Room 6.14m (20'2") x 4.03m (13'3")

Sealed unit double glazed window to front aspect, sealed unit double glazed French doors with double glazed sidelights to rear aspect, feature stone fireplace, coving to ceiling, two radiators. .

Dining Room 4.34m (14'3") x 3.42m (11'2")

Sealed unit double glazed window to rear aspect, coving to ceiling, radiator.

Breakfast Kitchen 6.00m (19'8") x 2.70m (8'10")

Fitted with a range of wall and base level units, work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap, tiling to water sensitive areas, fitted induction hob with extractor hood over, built in double electric oven, integrated dishwasher and fridge freezer, coving to ceiling, inset ceiling downlights, radiator, tiled floor, sealed unit double glazed window to front and rear aspects, opening into:

Utility

Fitted with a range of matching wall and base level units to the kitchen, work surfaces over, stainless steel sink and drainer unit, space for washing machine and tumble dryer, coving to ceiling, radiator, tiled floor, wall mounted 'Vaillant' gas central heating boiler, timber and obscure double glazed door to side aspect.

FIRST FLOOR

Galleried Landing

Velux rooflight to side aspect, built in airing cupboard housing hot water cylinder tank and with linen storage shelves, communicating doors.

Principal Bedroom 4.31m (14'2") x 3.95m (12'11")

Sealed unit double glazed window to rear aspect, radiator, fitted wardrobes, communicating door to:

En-Suite

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, shower cubicle with 'Mira' shower, fully tiled walls, extractor fan, vanity light incorporating shaver socket, radiator, tiled floor, obscure sealed unit double glazed window to side aspect.

Bedroom Two 4.81m (15'9") x 3.35m (11')

Sealed unit double glazed window to front and side aspects, radiator, fitted wardrobes, communicating door to:

27 School Street, Church Lawford

En-Suite

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, shower cubicle with 'Mira' shower, fully tiled walls, extractor fan, vanity light incorporating shaver socket, radiator, tiled floor, Velux rooflight o side aspect.

Bedroom Three 3.42m (11'2") x 3.25m (10'8")

Sealed unit double glazed window to rear aspect, radiator, fitted wardrobes.

Bedroom Four 3.11m (10'2") x 2.70m (8'10")

Sealed unit double glazed window to rear aspect, radiator, fitted wardrobe. loft access with retractable ladder.

Bedroom Five 2.82m (9'3") x 2.70m (8'10")

Sealed unit double glazed window to front aspect, radiator.

Bathroom

Fitted three piece white suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with mixer tap and handset shower attachment, fully tiled walls, extractor fan, vanity light incorporating shaver socket, radiator, tiled floor, obscure sealed unit double glazed window to front aspect.

OUTSIDE

Garden

Enjoying an impressive plot of approximately one third of an acre. The front garden is laid mainly to lawn with a paved pathway to the entrance door. A generous block paved driveway provides ample off road parking and leads to the double garage.

To the rear is an extensive lawned garden which includes a paved patio seating area, a variety of mature trees, external light and water supply. Enclosed by part hedgerow and timber fence boundaries, the garden backs onto rolling countryside with the most enviable views.

Double Garage

With pitched roof, twin up and over doors, power, light and water connected, pedestrian rear access door.

AGENTS NOTE

Miscellaneous

Rugby Borough Council

Council Tax Band G

£3,720.74

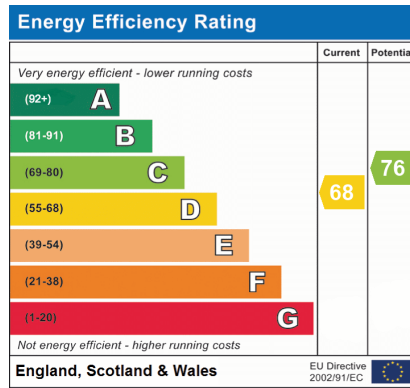
Location

Church Lawford is a delightful Warwickshire village situated in between Rugby & Coventry. It lies just south of the River Avon and is ideally located for access to the major communication links including the M1, M6 and M69 motorways.

The village is surrounded by stunning countryside which can be explored using the bridle paths and footways within easy reach. Church Lawford is one of several Lawfords in the local area including Long Lawford, Little Lawford and Lawford Heath.

St Peter's Church serves this rural picturesque village. Whilst a modern village hall, children's playground/field and the popular Old Smithy Pub and Restaurant complete the amenities.

ENERGY PERFORMANCE REPORT



DISCLAIMER

Hind Estates Ltd the marketing agent of this property, and the vendors of this property give notice that:

- A. All measurements within these particulars are approximate, and floorplans are not to scale and are for informational purposes only.
- B. Prospective purchasers should note that no statement or measurement in these details are to be relied upon as representation of fact, and all prospective purchasers should satisfy themselves by inspection or otherwise, as to the accuracy of the statements and measurements contained. These sales particulars do not form part of any contract.
- C. No appliances, services or installations have been tested, prospective purchasers should obtain verification from their surveyor or solicitor as to their condition and suitability.

TENURE

We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

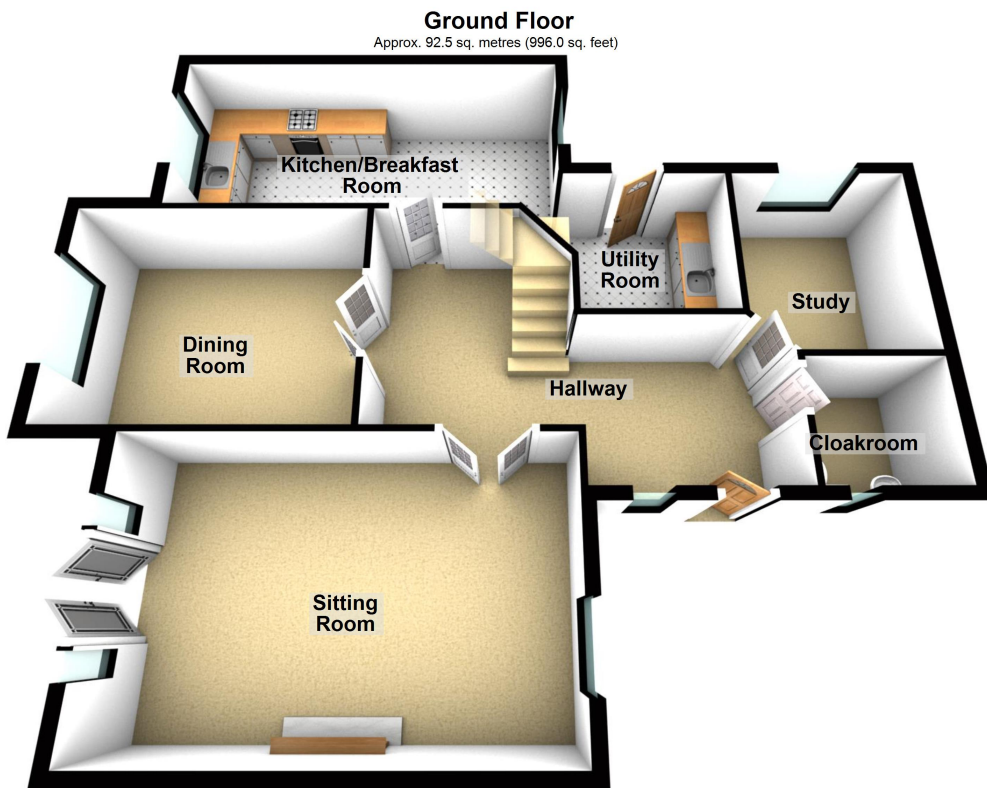
DIRECTIONS

POSTCODE: CV23 9EE



27 School Street, Church Lawford

Floor Plan



Total area: approx. 183.5 sq. metres (1974.8 sq. feet)

