

## OLD YARD COTTAGE

£595,000 Freehold

SCHOOL STREET, CHURCHOVER  
RUGBY  
WARWICKSHIRE  
CV23 0EQ



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home built in 2005 and located in the picturesque village of Churchover, Rugby. The property is of standard brick built construction with a tiled roof and benefits from LPG central heating to radiators and has mains electricity and sewerage connected.

The village of Churchover is located approximately four miles north of Rugby town centre on the Leicestershire border. Within the village is the Holy Trinity Church and there are picturesque countryside views to enjoy.

There is excellent commuter access to the M1/M6/A5/A14 and A426 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of a side entrance porch giving access to the entrance hall. The entrance hall has a dog leg staircase rising to the first floor landing with an under stairs storage cupboard below and doors off to the ground floor accommodation. The open plan kitchen/dining room has a feature chimney breast with a Range cooker, integrated appliances and provides a comfortable entertaining space with five windows providing generous natural light. There is a separate utility room with a sink and drainer, space and plumbing for an automatic washing machine and pedestrian door to the side of the property. A feature chimney breast with a multi fuel burning stove decorates the spacious lounge which has French doors giving access to the conservatory with further French doors to the rear garden. There is a study and ground floor cloakroom/w.c.

To the first floor, the landing has doors off to the master bedroom with separate dressing room and an en-suite shower room fitted with a four piece white suite. Bedroom two also benefits from an en-suite shower room fitted with a three piece white suite. There are two further well proportioned bedrooms with bedroom four having a Velux window. The family bathroom is fitted with a four piece white suite to include a panelled bath, separate shower enclosure, wash hand basin and low level w.c.

The property benefits from LPG central heating to radiators and Upvc double glazing.

Externally, to the front is a small low level walled fore garden with a block paved driveway to the side providing off road parking for three vehicles and leading to the garage. The good sized rear garden enjoys a private aspect with field views and has a patio area to the immediate rear of the property. There are steps up to a pond with a wooden bridge, lawned area with various shrubs and plants with a gravel pathway leading to a further ornamental pond, greenhouse and timber garden shed.

Early viewing is highly recommended to appreciate all that the property has to offer.

Gross Internal Area: approx. 158 m<sup>2</sup> (1991 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1900 pcm approx.

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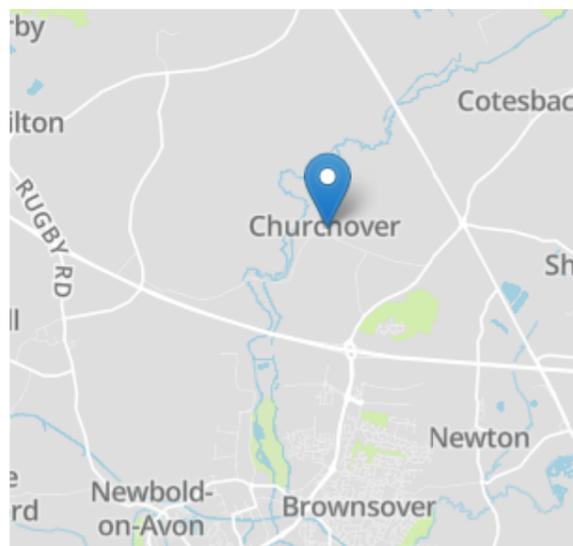
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- **A Four Bedroom Detached Family Home in Picturesque Village Location**
- **Open Plan Kitchen/Dining Room with Range Cooker, integrated Appliances and Separate Utility Room**
- **Lounge with Multi Fuel Burner, Conservatory, Study and Ground Floor Cloakroom/W.C.**
- **Master Bedroom with Dressing Room**
- **Two En-Suite Shower Rooms and Family Bathroom**
- **LPG Central Heating to Radiators and Upvc Double Glazing**
- **Good Sized Mature Rear Garden with Two Ponds and Field Views, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

7' 8" x 4' 9" (2.34m x 1.45m)

#### Entrance Hall

15' 11" maximum x 10' 0" maximum (4.85m maximum x 3.05m maximum)

#### Open Plan Kitchen/Dining Room

21' 7" x 14' 7" (6.58m x 4.45m)

#### Study

7' 8" x 7' 1" (2.34m x 2.16m)

#### Utility Room

7' 0" x 5' 4" (2.13m x 1.63m)

#### Ground Floor Cloakroom/W.C.

6' 11" x 3' 0" (2.11m x 0.91m)

#### Lounge

18' 3" x 16' 0" (5.56m x 4.88m)

#### Conservatory

16' 3" x 13' 4" (4.95m x 4.06m)

#### First Floor

#### Landing

19' 6" x 3' 3" (5.94m x 0.99m)

### Bedroom One

18' 3" maximum x 17' 9" maximum (5.56m maximum x 5.41m maximum)

### Dressing Room

10' 8" x 5' 9" (3.25m x 1.75m)

### En-Suite One

7' 1" maximum x 6' 1" maximum (2.16m maximum x 1.85m maximum)

### Bedroom Two

14' 8" x 9' 8" (4.47m x 2.95m)

### En-Suite Two

7' 6" x 2' 10" (2.29m x 0.86m)

### Bedroom Three

11' 0" x 8' 3" (3.35m x 2.51m)

### Bedroom Four

12' 3" x 7' 1" (3.73m x 2.16m)

### Family Bathroom

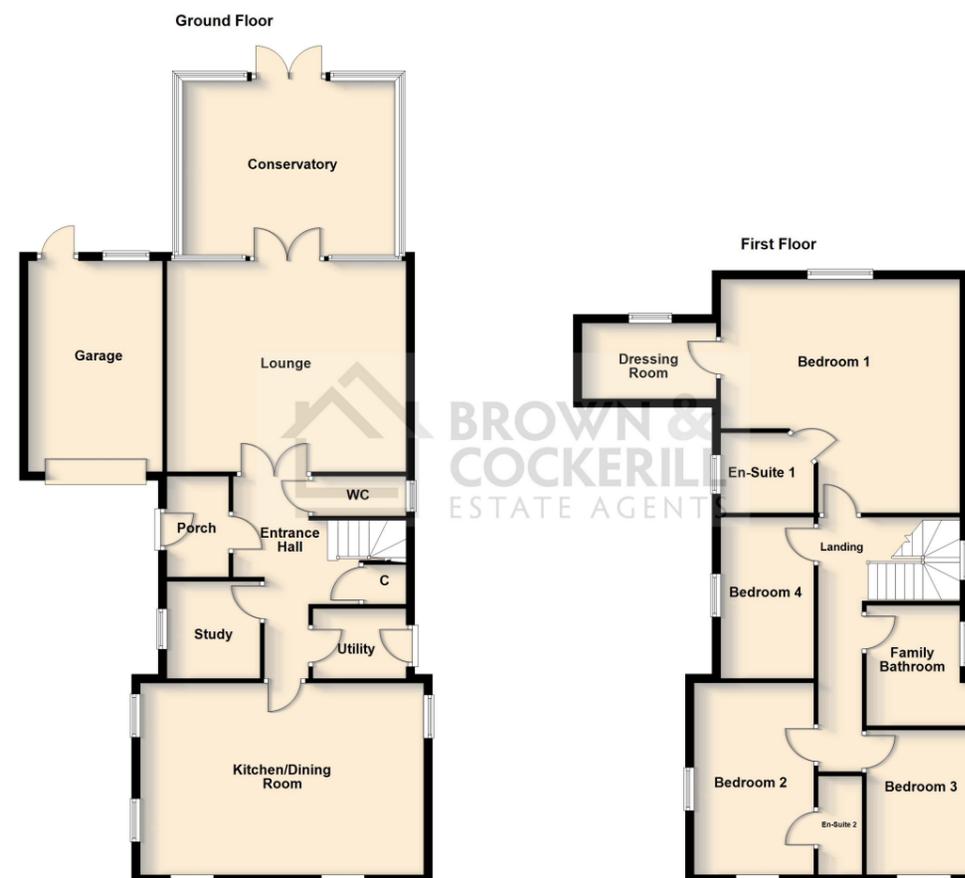
9' 2" x 7' 9" (2.79m x 2.36m)

### Externally

### Garage

16' 5" x 10' 3" (5.00m x 3.12m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.