







# 4 Bedroom House - Detached

## located on Cestersover, Rugby

## £700,000

UP Estates

4

3

2

£700,000

- ONE OF A KIND FOUR BEDROOM DETACHED HOME
- FULLY RENOVATED AND EXTENDED
- HIGHLY SECLUDED RURAL LOCATION
- SURROUNDED BY OPEN FIELDS & COUNTRYSIDE VIEWS
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING SPACE
- FLOOR-TO-CEILING WINDOWS & BIFOLD DOORS
- TWO ENSUITE BEDROOMS
- THREE LOG BURNERS & UNDERFLOOR HEATING
- LARGE BEAUTIFULLY MAINTAINED REAR GARDEN
- DRIVEWAY FOR FOUR OR MORE VEHICLES

A ONE OF A KIND FOUR BEDROOM DETACHED HOME | HIGHLY SECLUDED RURAL LOCATION | FULLY RENOVATED & EXTENDED | SURROUNDED BY OPEN FIELDS | TWO ENSUITES

Lane Cottage is a truly unique four bedroom detached family home, having been fully renovated and extended to create a stunning property in an exceptionally private rural setting. Located within the historic hamlet of Cestersover, near Pailton, the property is surrounded by open fields and enjoys uninterrupted views across the Warwickshire countryside, offering a rare combination of peace, privacy and beautifully designed accommodation.

The property opens into a generous dining area featuring a bay window and log burner, while the living room also benefits from a bay window and log burner. The standout feature is the impressive open plan kitchen, breakfast room and lounge, with floor-to-ceiling windows overlooking the rear garden and countryside, along with bifold doors opening onto the garden. The stunning kitchen provides ample storage and workspace, with a useful utility room positioned off the kitchen.
Upstairs, there are four well proportioned double bedrooms, with two benefiting from their own ensuite shower rooms. The spacious landing leads to a beautifully finished family bathroom, which enjoys views across the surrounding fields.

Externally, the property benefits from a large and beautifully maintained rear garden featuring lawn, paved seating areas and a children's play area, along with a useful storage shed. To the side is a substantial driveway providing parking for more than four vehicles, while the attractive frontage further enhances the property's picturesque setting.

Having been comprehensively renovated and extended, Lane Cottage combines character and charm with modern family living in an exceptional countryside position. Properties of this nature rarely become available and an internal viewing is highly recommended.







## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



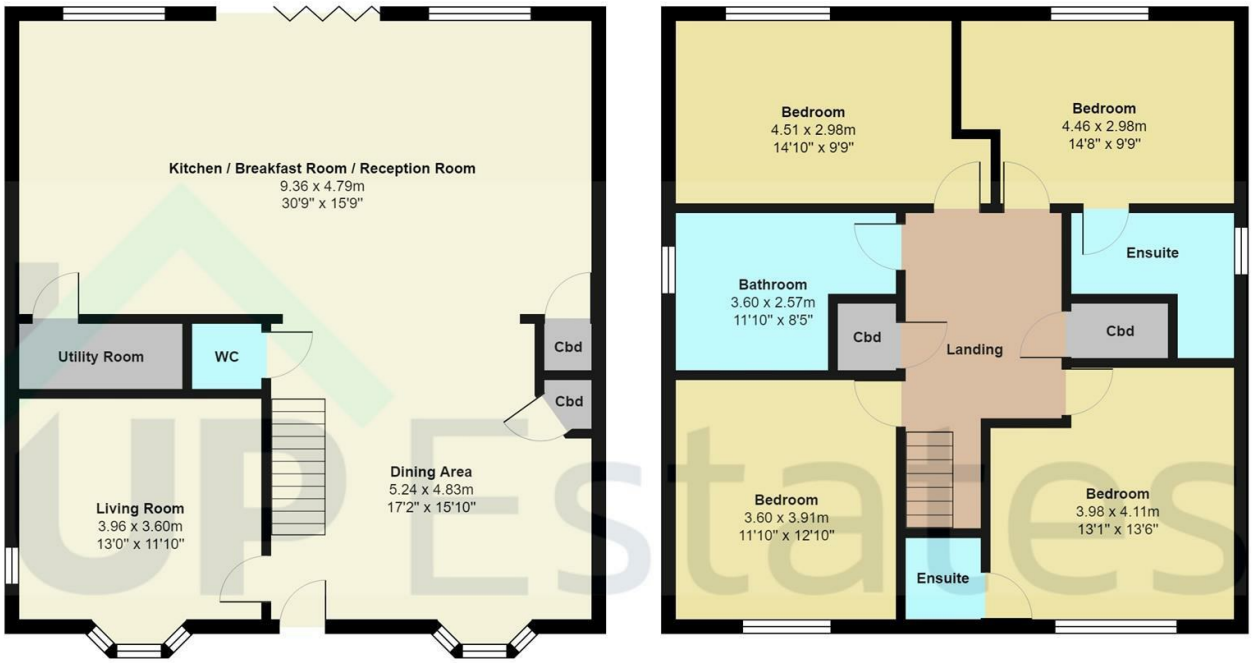
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.






# Cestersover, Pailton, Rugby






Total Area: 181.7 m² ... 1956 ft²

All measurements are approximate and for display purposes only

**CONTACT**

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

UP Estates