

5 Chapel Street, Long Lawford, Rugby, Warwickshire, CV23 9BH

HOWKINS & HARRISON

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Guide Price: £800,000

A substantial and beautifully proportioned seven-bedroom detached family home, extending to over 4,000 sq ft and arranged over three floors. Offering an exceptional amount of versatile living and bedroom accommodation, the property combines generous room sizes with attractive period style features and excellent outside space.

Features

- A substantial individually designed detached home
- Over 4,000 sq ft over three floors
- Seven Bedrooms over three floors
- Three reception rooms
- Underfloor heating throughout the ground floor
- Large double garage with room above
- Type 2 EV charging point
- Off-road parking for several vehicles
- Four Bathrooms & ground floor cloakroom
- Master suite with walk-in wardrobe and en-suite bathroom
- Bedroom two with en-suite and walk-in wardrobe
- Private rear garden backing on to countryside







Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. The village has a range of amenities including convenience stores, pop-up post office, takeaways, a public house and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.



Ground Floor

The ground floor is approached via a large welcoming hallway, with flagstone effect flooring continuing throughout. The impressive Shaker style kitchen is a particular feature of the home, providing a generous range of fitted units and built-in appliances including a dishwasher, range cooker, two integrated fridges and a freezer. The kitchen has direct access to the dining room, utility room, and access to the rear garden and patio area. A study and family room, providing plenty of flexibility for modern family life. The spacious sitting room features an attractive stone fireplace and hearth with an open fire, creating a lovely focal point to the room. Double doors open directly from the sitting room onto the rear garden, making the room ideal for entertaining and enjoying the outside space. The ground floor also provides access to the double garage from the main hallway. Above the garage is an additional room, accessed via space saving stairs, offering useful storage or further flexible space.











First and Second Floor

On the first floor are five generously sized double bedrooms. The impressive master bedroom benefits from a walk-in wardrobe and a spacious en-suite bathroom, complete with both a separate shower cubicle and jacuzzi bath. Bedroom two also enjoys its own en-suite facilities and walk-in wardrobe. Three further double bedrooms are served by the family bathroom complete with a white suite with a shower over the bath. The second floor provides two further large double bedrooms together with a separate shower room, completing the exceptionally versatile seven-bedroom accommodation.

Outside

Outside, the property is approached via a generous block paved driveway providing off-road parking for several vehicles, with direct access to the double garage, further benefitting from a type 2 EV car charging point. The rear garden is a real highlight, backing directly onto open fields and enjoying a pleasant feeling of space and privacy. The garden is predominantly laid to lawn and complemented by mature trees, with a paved patio area situated immediately to the rear of the kitchen and sitting room. A covered pergola provides an attractive sheltered area for outdoor dining and entertaining, with an outdoor power socket located here and at the bottom of the garden.

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Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

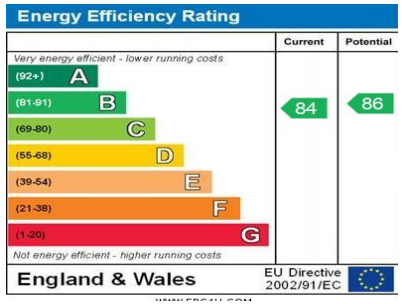
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

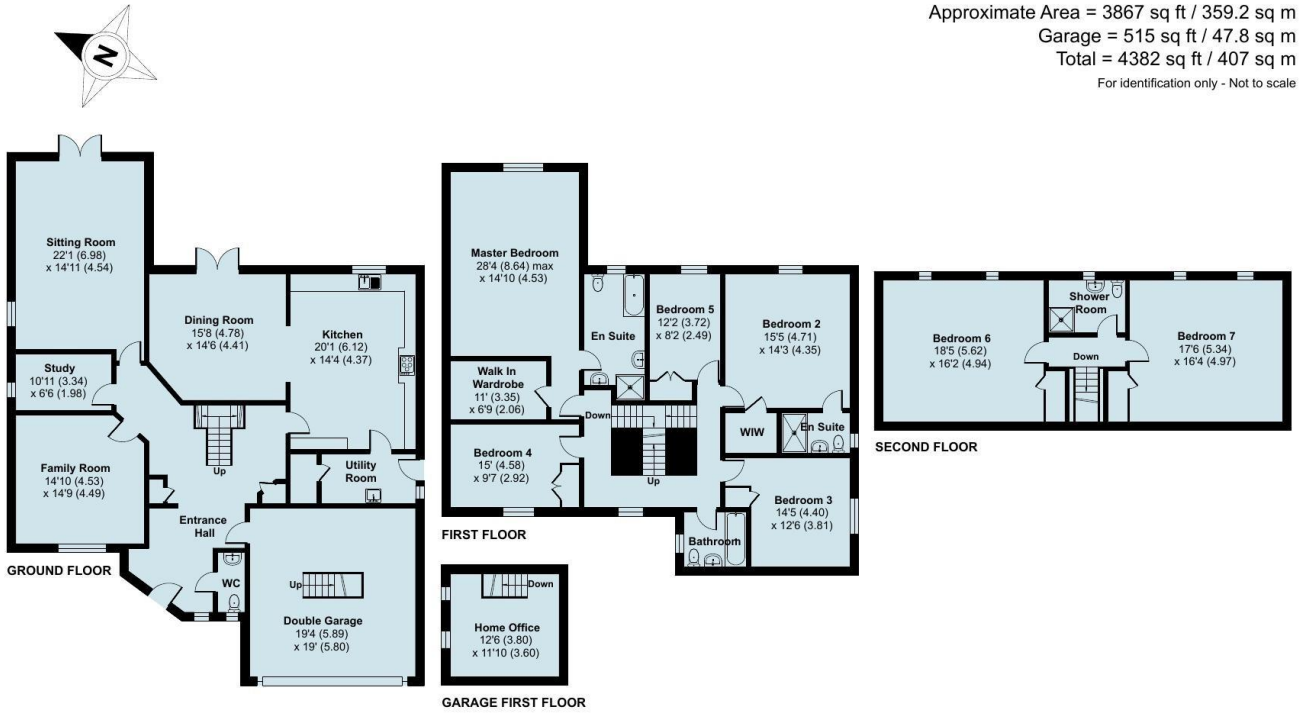
Local Authority

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



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Approximate Area = 3867 sq ft / 359.2 sq m
Garage = 515 sq ft / 47.8 sq m
Total = 4382 sq ft / 407 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 2026. Produced for Howkins & Harrison. REF: 1499180

Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone	01788 564666
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

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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