



The Cherry Orchard, Southam Road, Kites Hardwick, CV23 8AA

HOWKINS &  
HARRISON

The Cherry Orchard, Southam Road,  
Kites Hardwick, Rugby,  
Warwickshire, CV23 8AA

Guide Price: £620,000

Located in the delightful hamlet of Kites Hardwick, a spacious and beautifully presented three-bedroom detached bungalow situated in a 0.53 acre plot with extensive and well maintained wrap around gardens, oak framed open fronted double car port and parking for several vehicles.

### Features

- Semi-rural location
- Spacious accommodation
- Two en-suites and family bathroom
- Sitting room with log burner
- Generous dining room
- Kitchen/breakfast room
- Generous plot with extensive wrap around gardens
- Oak framed double car port
- Parking for several vehicles
- EPC Rating - E



## Location

The property is situated on the A426 approximately 1 mile south of Dunchurch village centre. Rugby town centre is approximately 4 miles north with Southam being 7 miles to the south. Dunchurch provides a range of local services with Rugby and Southam providing a wider range of services with education and employment opportunities. The property has excellent road connections with the A45/M45 approximately two miles north by road giving access to the M1 and Coventry. London can be reached by train from Rugby in approximately one hour. Draycote Water is about 1 mile by road or via a public footpath along Toft Lane providing leisure facilities.



## Accommodation

A UPVC door opens to a porch with leaded windows and further door provides access into a large entrance hall from which, the accommodation can be accessed. The dining room is of a generous size and features exposed brick work and double aspect leaded windows, one of which is an attractive bay, which afford plenty of natural light. Bedroom two next to the dining room has a window overlooking the front aspect and a door leading through to an en-suite, which is fitted with a shower enclosure, WC, wash hand basin, ceramic tiled flooring and white tiling to the splash back areas. Adjacent is the principal bedroom which also benefits from its own en-suite fitted with wood effect flooring, a pedestal wash hand basin, WC and shower enclosure. There is a continuation of the wood effect flooring into the family bathroom which comprises of a bath with white tiling over, chrome and glass double shower enclosure, wash hand basin with fitted mirror above and WC. Bedroom three is a further double bedroom, located next to the family bathroom. Double multi paned doors lead to a spacious inner hall, which would make an ideal study, where further doors lead to the sitting room which boasts wonderful views overlooks the rear garden, accessed via French doors. The focal point of the room being a log burner over a slate hearth. The kitchen/breakfast room overlooks the rear aspect and is fitted with ceramic tiled flooring and a variety of cream shaker style kitchen cabinets, incorporating numerous cupboards and drawers, with complementing work surfaces over. Fitted appliances include a slimline dishwasher and integrated washing machine with space for a range style cooker and American fridge /freezer. A door from the kitchen provides access to the garden.



## Outside

The property is accessed via double five bar gates which lead to a spacious pebbled driveway with turning point and parking for several vehicles in front of a double, open fronted oak framed carport with block paved flooring. The extensive gardens wrap around the property and is mainly laid to lawn with borders planted with established mature shrubs and trees. There is a block paved pathway which leads to the front of the property, garden sheds and a useful pebbled area to the side of the property ideal for storage. A paved patio area to the rear provides an ideal space for outdoor dining and entertaining.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

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

## Fixtures and Fittings

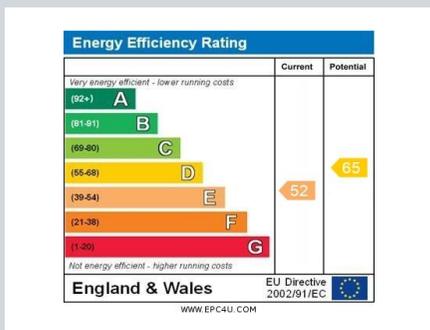
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

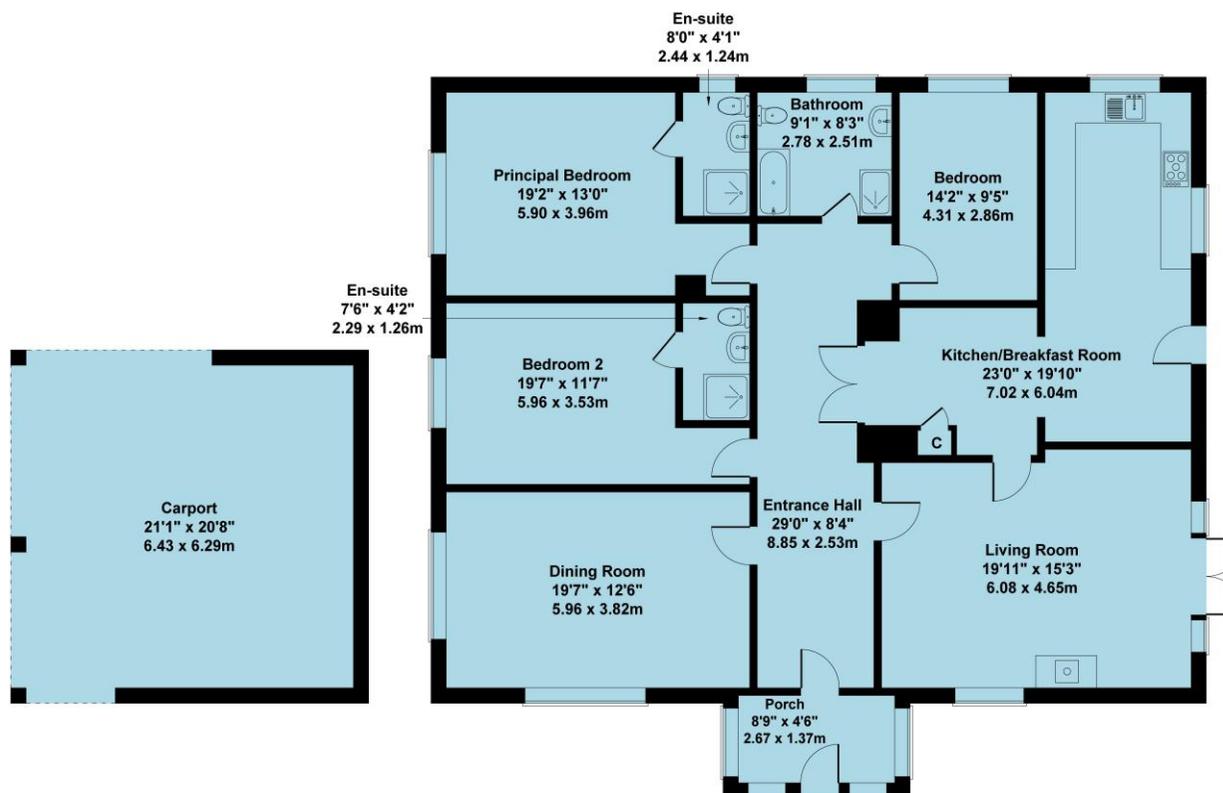
## Local Authority

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



## The Cherry Orchard Southam Road Kites Hardwick CV23 8AA

Approximate Gross Internal Area  
1894 sq ft - 176 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Howkins & Harrison

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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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