



Guide Price £250,000

1 Bedroom Cottage for sale

11 CHURCH STREET, MARTON, RUGBY



EweMove
SALES AND LETTINGS



Overview

Charming 1-bed home in Marton. Features a lounge/diner, kitchen, and private garden. Upstairs offers a double bedroom, bathroom, and a versatile loft study —perfect for home working. A unique, characterful property with great links to Coventry, Rugby and Leamington.



Key Features

- 1 Bedroom Character Cottage
- Feature Fireplace with Log Burner
- Village Location
- Private Garden
- Loft Study Room
- Country Walks
- Great For Commuters



Perfectly situated in the heart of the picturesque village of Marton, Church Street is a charming and deceptively spacious one-bedroom home that is believed to have been built around 1750 and blends traditional character with a versatile modern layout. The ground floor features an inviting open-plan lounge and dining area ideal for entertaining, alongside a functional kitchen that leads out to a private, low-maintenance wilderness garden. Upstairs, the property offers a well-proportioned double bedroom and a family bathroom, while the standout feature is the converted loft room, providing a dedicated study or flexible hobby space perfect for remote work. This unique property represents an excellent opportunity for a peaceful Warwickshire retreat with easy access to Rugby, Leamington Spa, and Coventry.

The home has been well maintained and will need very little to make it your own.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

Area

Marton is a picturesque and highly active Warwickshire village, ideally situated between the towns of Rugby, Leamington Spa, and Southam. Steeped in history, it is home to the unique Marton Museum of Country Bygones. The heart of the village revolves around the village hall and benefits from the extensive playing fields, offering a vibrant social scene and host to various community events. With a welcoming church, Marton provides an idyllic rural lifestyle while remaining well-connected via the A423 for easy commuting to Coventry and beyond.

Are you ready to call it your next home; don't delay in booking your viewing



today, call now 24/7 on 01926 800555 to avoid disappointment.
The property is offered as FREEHOLD with no associated service or maintenance charges.

Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use I Am Property to complete the necessary checks; this is not a credit check and therefore will have no affect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: B

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Log Burner and Electric

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 1800mbps

Mobile Signal/Coverage: All networks are showing as medium strength

Parking: On street parking

Building Safety: Ok

Listed Property: No

Restrictions: As per deeds

Private Rights of Way: As per deeds

Public Rights of Way: As per deeds

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: N/A

Planning Permission/Development Proposals: N/A

Floorplans

Marketed by EweMove Warwick & Leamington Spa

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