

Property Details

49, Klein Way, Rugby,
Warwickshire, CV22 5FZ

Guide Price **£700,000**



Property Photos

49, Klein Way, Rugby, Warwickshire, CV22 5FZ



Creation Date
19/05/2025

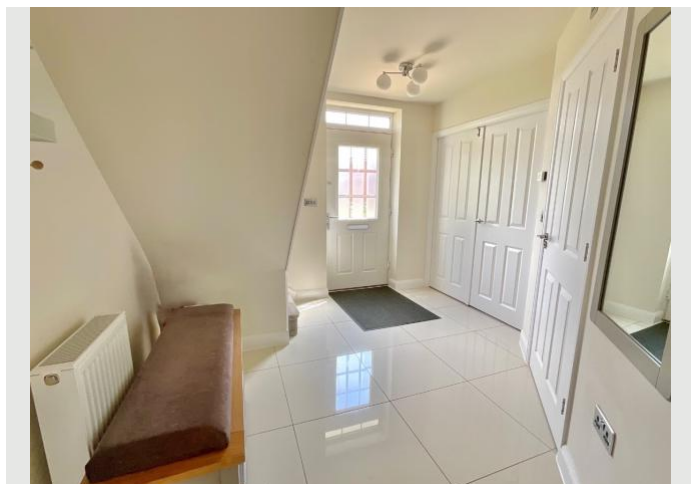
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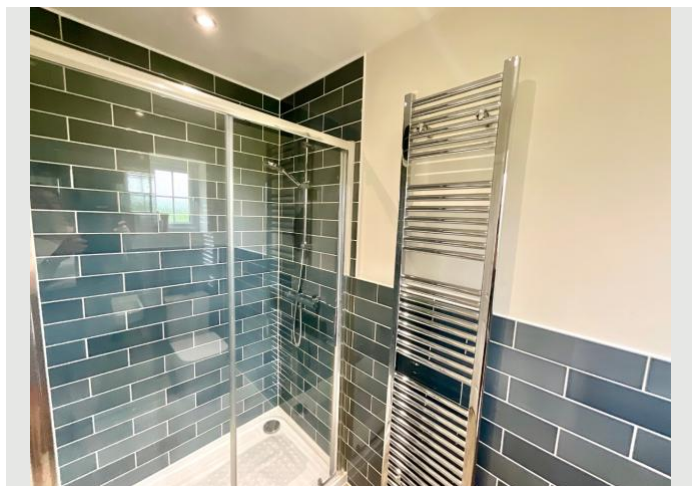
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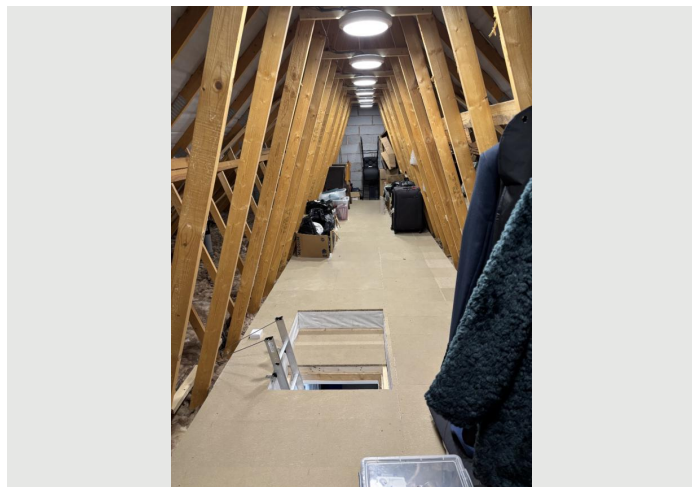
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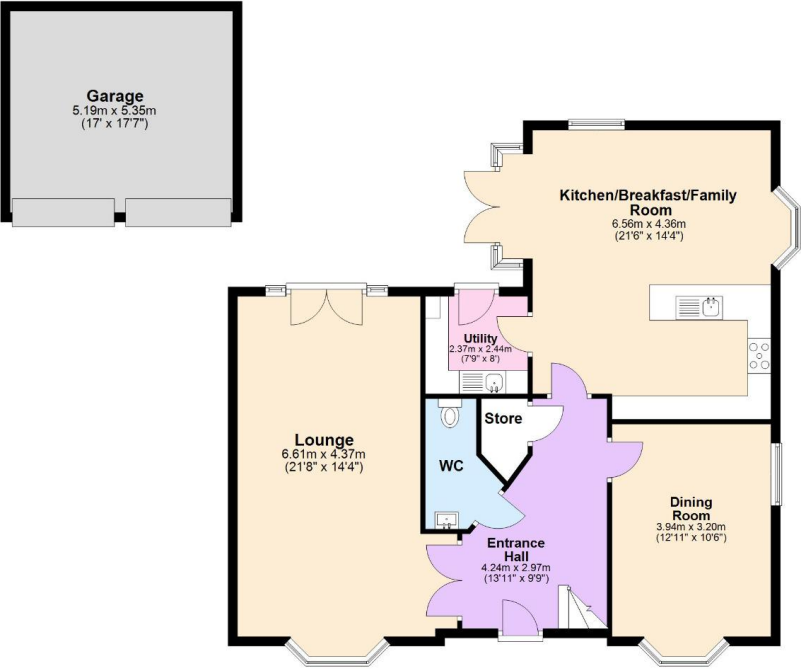
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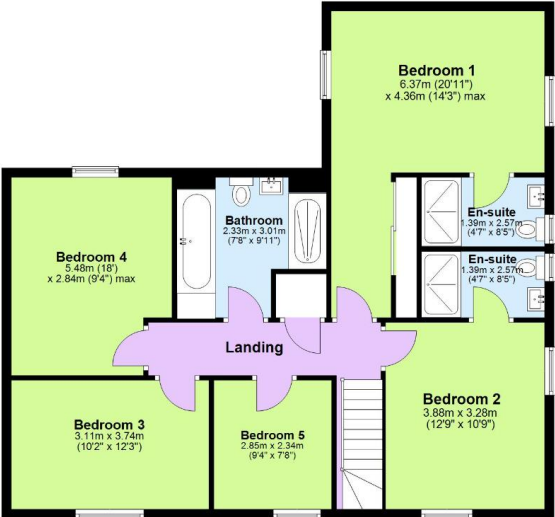
Property Floor Plans

49, Klein Way, Rugby, Warwickshire, CV22 5FZ

Ground Floor



First Floor



Property Info

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Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£700,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

49, Klein Way, Rugby, Warwickshire, CV22 5FZ

Feature 1

Five Double Bedrooms, Two En-suites

Feature 2

Stunning Countryside And Water Tower Views

Feature 3

Spacious Open-plan Kitchen And Dining

Feature 4

Upgraded Granite Worktops And Appliances

Feature 5

Porcelain Tiled Flooring Downstairs

Feature 6

Dual Aspect Lounge With French Doors

Feature 7

Double Garage With Power And Lighting

Feature 8

Sunny, Private Walled Rear Garden

Feature 9

Driveway Parking For Four Vehicles

Feature 10

Fast Ev Charger Already Installed

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Five Bedroom Executive Detached Property For Sale in Hillmorton, Rugby.

A Beautifully Upgraded Five Bedroom Executive Home With Field Views Ashlawn Gardens, Hillmorton

If you've been holding out for a modern family home that feels like new, has countryside views, and offers a truly versatile layout, this might be just the one.

Built by David Wilson Homes to the prestigious Henley design, this striking double-fronted property is perfectly placed on the edge of the sought-after Ashlawn Gardens development, with lovely green fields and the iconic water tower just across the way.

Only two years old and still under NHBC warranty, it's already been lovingly improved by the current owners with some clever upgrades and quality finishes – all the little extras have already been done for you.

Step inside and you're greeted by a bright and spacious entrance hall, tiled in elegant porcelain and flooded with natural light – it sets the tone beautifully.

To your left, you'll find the main lounge – a large, dual-aspect space that's both cosy and smart, ideal for relaxing at the end of the day or entertaining with friends. French doors lead straight out to the patio, making it a great space in the summer too.

To the right, there's another generous reception room, currently used as a formal dining area, but it would make an ideal snug, playroom or even a ground floor bedroom if needed.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining and family space. It's a real showstopper. Sleek units, under-cabinet lighting, granite worktops,

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integrated appliances and of course, more of those porcelain tiles flowing seamlessly underfoot.

Its light and airy, with dual windows and French doors out to the garden this is where you'll imagine enjoying your morning coffee or hosting lively get-togethers. There's even space for a sofa if you fancy a cosy family zone just off the kitchen.

Tucked away behind is a large utility room, complete with side access ideal for mucky boots and paws after a countryside walk.

Upstairs, the layout is just as well thought out. The principal suite is a peaceful retreat, with open views over the greenery, a dressing area and its own stylish en-suite shower room.

The guest bedroom also has an en-suite and lovely outlook, while the remaining three bedrooms offer plenty of flexibility ideal for children, guests, hobbies, or that all-important home office.

The family bathroom is modern, crisp and features a four-piece suite for added luxury.

Even the loft has been prepped with flooring, lighting and a ladder in place, it's ready for storage or even a future conversion.

Outside, the rear garden is sunny and secure, bordered by red brick walls. The patio has been extended to make the most of the sun and there's still plenty of lawned space for little ones or keen gardeners. There's even power and lighting outside ideal for summer evenings and weekend BBQs.

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To the front, the kerb appeal is instant.

A smart railed garden, an expansive driveway with space for four cars, and a double garage with upgraded power and lighting theres even a fast EV charger already installed.

This is one of those homes that just works. Every detail has been carefully thought through.

Location-wise, its spot on. Situated between Hillmorton, Bilton and Dunchurch, youve got fantastic local schools, shops, and walks on your doorstep. Plus, youre just a short drive from Rugby station London Euston in under an hour and close to the M1, M6 and M45 for easy commuting.

So, if youre looking for a family home that offers space, style and peace of mind, with countryside charm and brilliant travel links this one might just tick all of your boxes.

Tenure - Freehold
Council Tax Band - G
EPC - B

The Room Measurements are:

Ground Floor :

Entrance Hall
4.24m (13'11") x 2.97m (9'9") max

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Lounge

6.61m (21'8") x 4.37m (14'4") not inc bay

Dining Room

3.94m (12'11") x 3.20m (10'6") not inc bay

WC

2.46m (8'1") x 1.66m (5'6") max

Kitchen/Breakfast/Family Room

6.56m (21'6") x 4.36m (14'4") max

Utility

2.44m (8') x 2.37m (7'9")

Double Garage

5.35m (17'7") x 5.19m (17')

First Floor :

Bedroom One

6.37m (20'11") x 4.36m (14'3") max

En-suite

2.57m (8'5") x 1.39m (4'7")

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Bedroom Two

3.88m (12'9") x 3.28m (10'9")

En-suite

2.57m (8'5") x 1.39m (4'7")

Bedroom Three

3.74m (12'3") x 3.11m (10'2")

Bedroom Four

3.42m (11'3") x 3.24m (10'8") max

Bedroom Five / Study

2.85m (9'4") x 2.34m (7'8")

Bathroom

3.01m (9'11") x 2.33m (7'8") max

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