



102 Ashlawn Road, Rugby, Warwickshire, CV22 5ER

HOWKINS &
HARRISON



102 Ashlawn Road,
Rugby, Warwickshire,
CV22 5ER

Guide Price: £900,000

A spacious six/seven bedroom detached property with fabulous orangery, located on the popular Ashlawn Road, within walking distance of the grammar school. This property has over 3,500 sq ft of accommodation arranged over three floors and is ideal for multi-generational living, with fabulous open plan living accommodation, a downstairs bedroom and bathroom along with garage and enclosed mature rear garden.

Features

- Orangery with bifold doors to the kitchen and garden
- Lounge and study
- Kitchen/breakfast/family room
- Utility room
- Additional reception room or ground floor bedroom
- Five bathrooms including one on the ground floor
- Popular residential area
- Mature gardens
- Parking for several vehicles
- Gated entrance
- Integral garage
- Electric car charging point
- Ideal for multi-generational living



Location

The property is located on the popular Ashlawn Road, close to Rugby town and the village of Hillmorton. Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff. There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School. The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



Ground Floor

A spacious entrance hall with attractive tiling has stairs rising to the first floor, along with oak doors which provide access to the ground floor accommodation. The lounge overlooks the front aspect with a large bay window, fitted with attractive shutter blinds, affording plenty of natural light. A feature fireplace with tiled hearth and a wood burning stove provides a welcoming focal point to the room. The study also overlooks the front aspect and also features window shutter blinds, benefitting from fitted mirror wardrobes to one wall along with wooden flooring. A part glazed door from the entrance hall leads through to the fabulous open plan kitchen/dining/family room which provides a wonderful space for family gatherings or entertaining guests. There is tiled flooring throughout, ceiling down lighters and Velux windows which flood the room with light. The kitchen is fitted with a range of high gloss wall and base kitchen cabinets with Quooker hot water tap and granite work surfaces over. There is a walk-in pantry and integrated appliances to include a dishwasher, double oven and gas hob with extractor fan over with space for an American style fridge/freezer. A central island with granite worktop provides space for food preparation and makes a useful seated breakfast bar. A utility room provides additional storage and space with plumbing for a washing machine and dryer. There is a log burner conveniently located in one corner of the kitchen and bifold doors lead through to the impressive orangery, with large roof lantern and further bifold doors which overlook and open out to the rear garden. This area is currently being used as a games room and provides space for additional seating. A further reception room, with Velux windows and double doors which lead to the rear garden, is accessed from the entrance hall and could make an ideal ground floor double bedroom with an adjacent shower room, perfect for visiting guests.





First Floor

A spacious landing has stairs rising to the second floor and doors leading to five bedrooms and the family bathroom. The principal bedroom has an attractive bay window overlooking the front aspect and benefits from a walk-in dressing area and an en-suite wet room fully tiled with a combination of slate and mosaic wall tiles, shower, wall mounted wash hand basin, chrome heated towel radiator, bidet and WC. Bedroom two has a Juliet balcony which overlooks the rear garden and has the benefit of an adjacent shower room. Bedrooms four and six also enjoy views over the rear aspect, with bedroom four benefitting from fitted cupboards. Bedroom five overlooks the front elevation and is conveniently located opposite the family bathroom fitted with a white four piece suite including a jacuzzi bath, wall hung wash hand basin, chrome heated towel radiator, bidet, and WC with wall mounted flush and Velux window over.

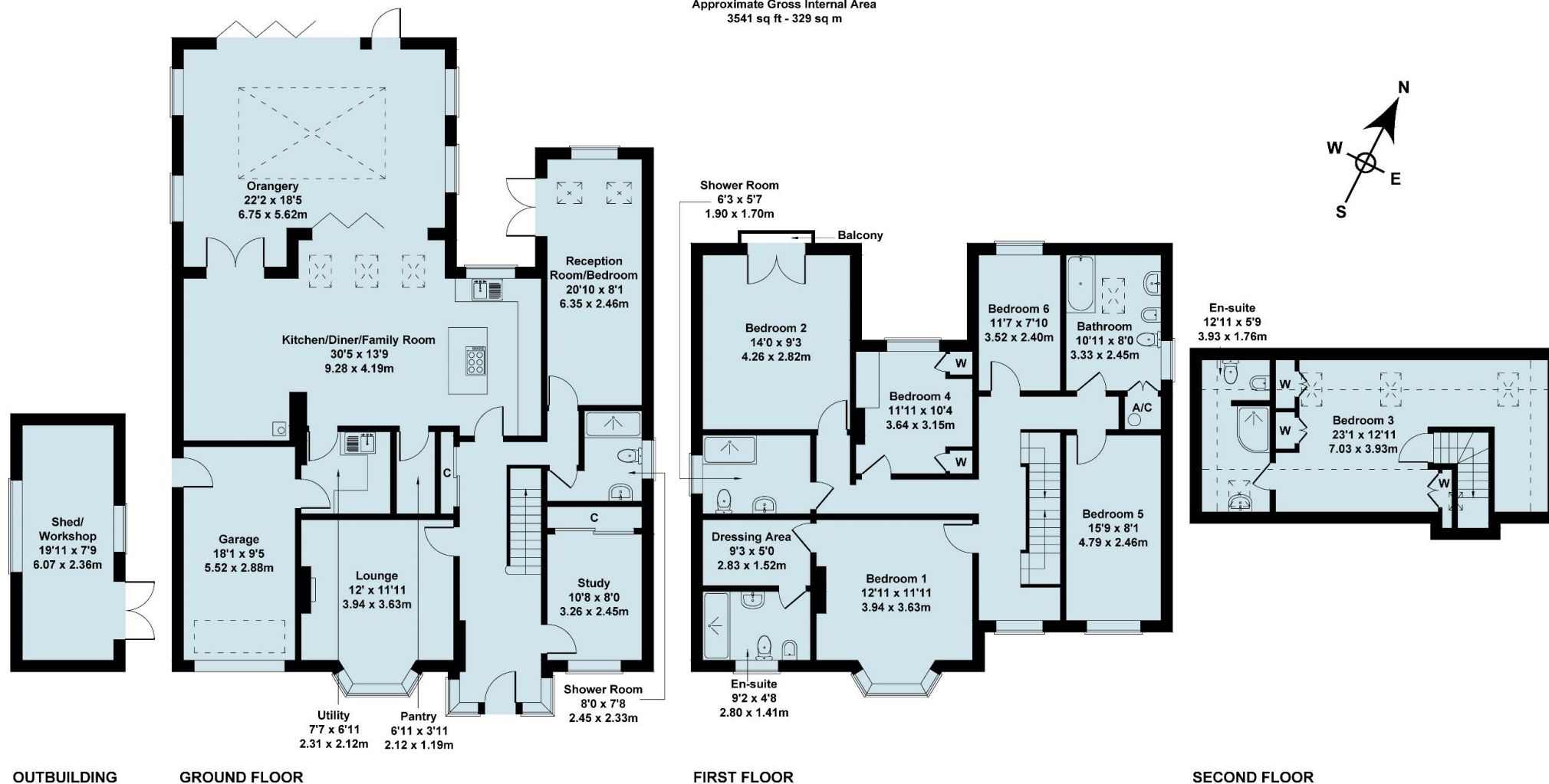
Second Floor

Bedroom three occupies the second floor and offers spacious accommodation with built-in wardrobes, Velux windows and an attached en-suite shower room, with wood effect tiled flooring and contemporary tiling to the walls.



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Approximate Gross Internal Area
3541 sq ft - 329 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Outside

The property is accessed via an electrically operated wrought iron gate, with pedestrian gate to one side, which provides access to a large block paved driveway, with parking for several vehicles in front of the integral garage. There is mature hedge screening and planted borders, along with a wall hung electric charging point. A walkway to one side of the property leads to the generously sized, mature rear garden. A paved patio area provides an ideal for outdoor dining and entertaining. The rear garden is mainly laid to lawn with hedge borders and a variety of planted shrubs and trees which act as screening, creating a distinct private feel. The garden also includes a useful 20 ft workshop/shed.







Viewing

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

Fixtures and Fittings

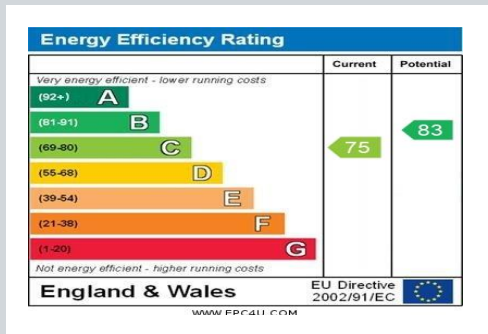
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 - E.



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