



53 Bilton Road, Rugby, Warwickshire, CV22 7AN

HOWKINS &
HARRISON

53 Bilton Road,
Rugby, Warwickshire,
CV22 7AN

Guide Price: £700,000

This well presented, detached four bedroom property sits on a generously sized plot and is situated on the sought after Bilton Road, offering spacious and versatile living space and benefitting from three reception rooms, master bedroom with en-suite, delightful rear garden, garage and ample off road parking. The property boasts many original features whilst still retaining a modern feel throughout.

Features

- Situated on a larger than average plot
- Three reception rooms
- Kitchen/breakfast room
- Utility room
- Downstairs cloakroom
- Four double bedrooms
- Master with en-suite shower room
- Original features
- Original working servant bells
- 9 foot high ceilings
- Parquet wooden flooring
- Garage and carport
- Ample driveway parking for numerous vehicles
- Generous rear garden
- Brick-built outbuildings



Location

Bilton Road is located close to Rugby town centre and has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away. Lawrence Sheriff and Rugby School are both within easy reach. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just less than 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

Rugby Town Centre - 1 mile

Rugby Station – 1 mile

M1 - 7 miles

M6 - 3 miles



Ground Floor

A leaded glazed door opens into an entrance porch which provides space for coat hanging and shoe storage. A door to one side gives access to a downstairs cloakroom, fitted with a wash hand basin and WC. A further door leads into a welcoming hallway, which has original wooden parquet flooring, doors leading to the ground floor accommodation and an impressive dog leg staircase with original oak balustrade leading to the first floor. There is a continuation of the parquet flooring through to the spacious sitting room which has an attractive bay window with leaded glass and patio door, affording the room plenty of natural light and providing access and views over the delightful rear garden. The room has an abundance of original features with coving to ceiling, picture rail and ceiling rose, with the focal point being a decorative cast iron open fireplace with slate hearth. The generously sized dining room also enjoys views over the rear garden and boasts original features along with solid oak wooden flooring. A third reception room, with window to the side aspect, offers multiple uses, currently being used as a study/home office but could alternatively be used as a TV room/Playroom or second sitting room. The Kitchen/Breakfast room, with tiled flooring, has ample space to accommodate a table and chairs and is fitted with a range of light oak base and eye level units incorporating numerous cupboards and drawers, along with original, full height built-in pantry/larder cupboards. Appliances include a stainless-steel range cooker with extractor hood above and there is space for a full height fridge/freezer. Multi aspect windows flood the room with light. From the kitchen there are doors to a utility room, where there is space and plumbing for white goods, and the outside.





First Floor

A spacious first floor landing has doors leading to the four double bedrooms, family bathroom and two storage/airing cupboards. The master suite has solid wooden flooring, attractive ceiling cornices, a large bay window overlooking the rear garden and benefits from its own en-suite shower room, which is fitted with a shower enclosure, pedestal wash hand basin and WC. There are three further double bedrooms all of which are light and airy, with two benefitting from built-in cupboards. The family bathroom is fitted with a Victorian style white suite, comprising a roll top bath with claw feet, pedestal wash hand basin, WC, separate double shower enclosure with rainfall shower head and a Victorian style chrome heated towel rail. There is tiling to the floor and part tiling to the wall which has an attractive mosaic border.



Outside

To the front, the property is securely enclosed by a brick-built wall with electronically operated double steel framed, hardwood gates with intercom entry. A block paved driveway provides ample off-road parking, which extends to the side of the property where there is access to a covered car port, which in turn leads to the garage. A side gate provides access to the garden. The generous rear garden is mainly laid to lawn and has a distinct private feel, enclosed by hedging to both boundary edges and screened by trees to the rear. There are borders throughout the garden planted with a range of shrubs, flowers and herbaceous plants. Paved patio areas to the rear of the property and on the top lawn provide ideal spaces for outdoor seating. A pathway runs the length of the garden, to the rear of which is a glass greenhouse and raised brick-built flower beds, some of which are used for home growing vegetables. To the rear of the garage are brick-built outbuildings, one of which is a utility/washroom and the other a useful store.





Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

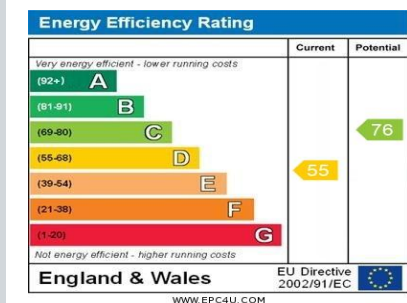
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



Howkins & Harrison

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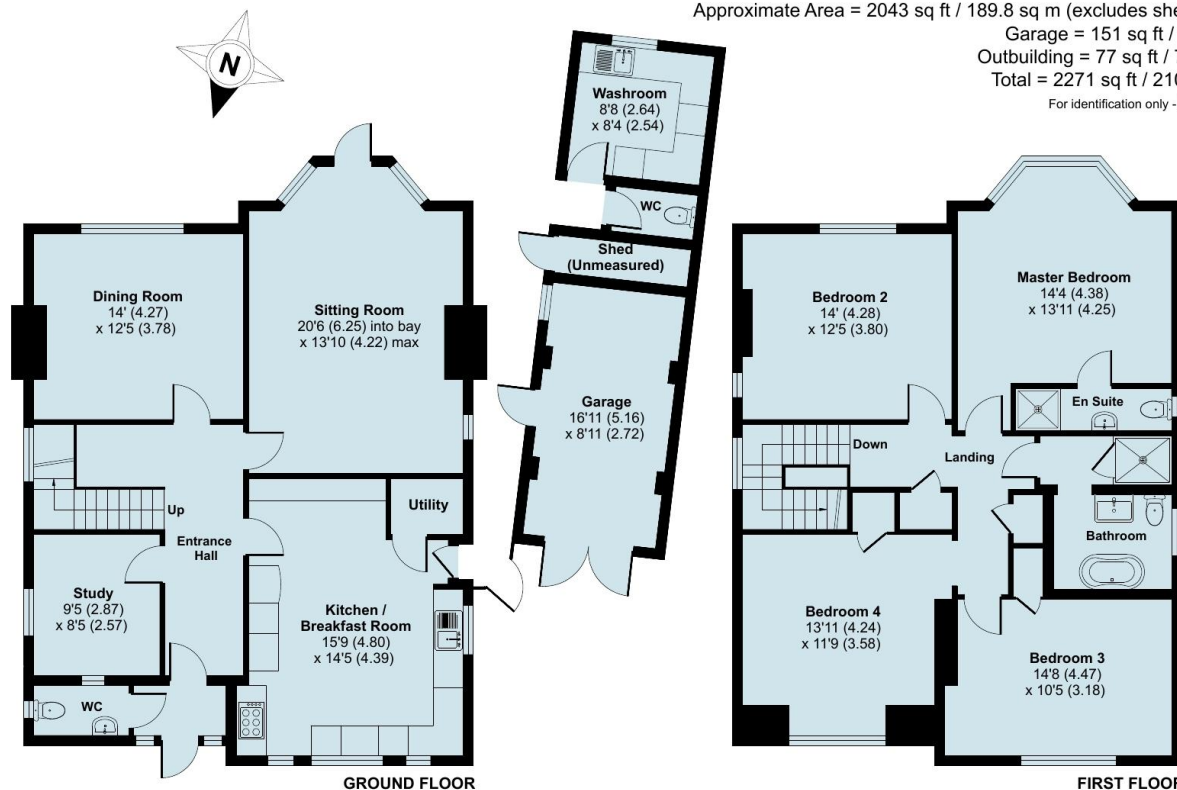
Approximate Area = 2043 sq ft / 189.8 sq m (excludes shed & wc)

Garage = 151 sq ft / 14 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 2271 sq ft / 210.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF: 1051527

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.