



# 210 Bilton Road

BILTON, RUGBY, CV22 7DX

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**



## 210 Bilton Road

Offers Over £220,000

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Have you ever imagined owning a historic home with access to outstanding local schools, village shops, local parks and excellent transport links? Sounds idyllic? This dream can be your new reality with this beautifully presented Victorian family home.

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*To see video, legal pack and  
more information scan QR code*





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**It's a pleasure to introduce you to this beautifully presented Victorian family home which was first built in the late 19th century and has recently been tastefully modernised lovingly transformed into a modern family home that still retains much of the original Victorian character.**

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**Property at a glance**

Victorian Period Property

Large Rear Garden

Freehold Three Bedroom Family Home

Original 19th Century Character Features

Tastefully Modernised To A High Standard

Spacious Room-In-Roof Conversion

Local Shopping Within Walking Distance

Variety Of Schools Within Walking Distance

Excellent Commuter Transport Links

EPC Rating - D



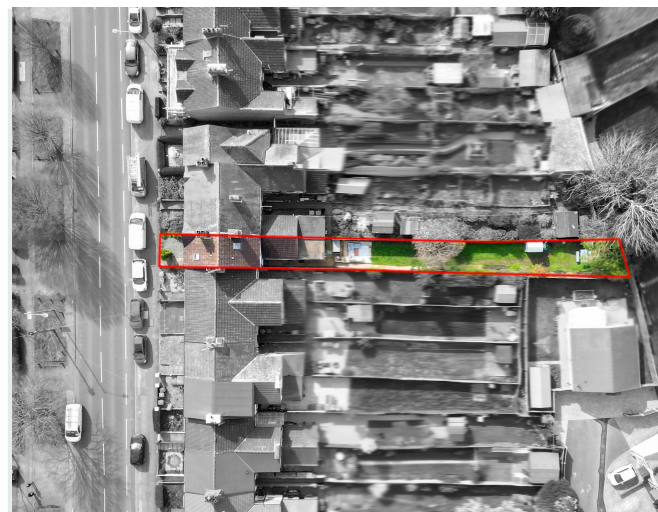




It's a pleasure to introduce you to this beautifully presented Victorian family home which was first built in the late 19th century and has recently been tastefully modernised by the current owners who have done a splendid job of lovingly creating a modern family home that still retains much of the original Victorian character. In recent years, the loft space has been converted into a modern master suite with skylight windows and the property benefits from gas-fired central heating to radiators, uPVC double-glazing throughout and a very generous garden to the rear.

As you approach this beautifully presented Victorian family home up the garden path you'll notice that the front garden is very easy to maintain as the majority of it is covered in slate chippings, the front garden is also home to a variety of attractive shrubs.

The rear garden is truly vast and is fully fenced so it's a very secure place for pets and children to play. The very generous rear garden begins with a paved space that is lit by a security light and houses the bin store. The property benefits from a right-of-way in the neighbours garden that allows you to easily take the bins out on bin day while keeping them out of sight the rest of the time. To the rear of the paved area is a generous outdoor seating area which is a wonderful spot to admire the daffodils and the pink cherry blossom from the cherry tree in the spring months. Beyond the cherry tree is the garden shed which provides ample storage for all of your gardening tools and beyond the garden shed is a further outdoor seating area making this rear garden a perfect place to entertain guests in the summer months.



“For me there are few properties that come to the market that compare! The tasteful combination of Victorian character features with more modern finishings is truly something to behold”

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The spacious living room is beautifully presented and offers ample space for seating, a wall mounted television, an open fireplace and is always light and airy thanks to the large corner window which provides lovely views of the front garden. The living room receives natural light throughout the day making it the perfect place to rest, relax and enjoy time with loved ones.

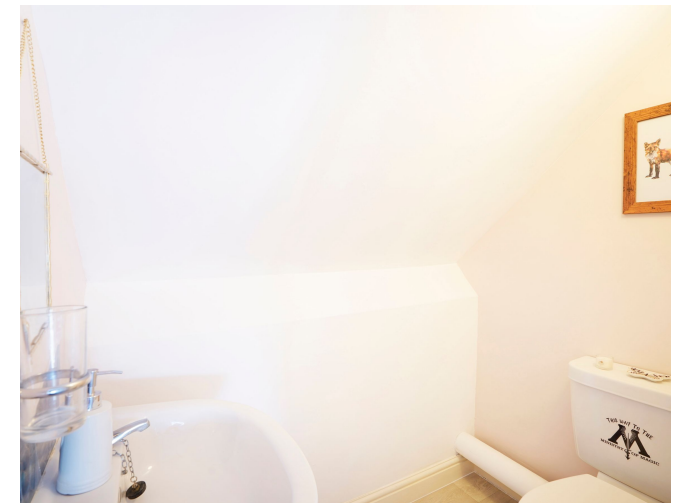
The dining room is very generous and can easily accommodate a large dining table for up to 8 people making it a wonderful place to entertain family and friends. What's more the dining room benefits from a large window which provides attractive views of the expansive rear garden, a lovely setting for dinner guests. The dining room provides access to the under-stair cupboard which provides ample room for storage.

The stylish modern kitchen features an integrated 1.5 bowl stainless steel sink, large work surfaces that run parallel with a number of base units offering a wealth of storage space. The kitchen comfortably accommodates a built-in oven, an integrated 4-zone induction hob with a built-in chimney cooker hood just above. The kitchen offers space for at least three appliances and benefits from a large window which keeps the space nice and light. To the rear of the kitchen is a modest utility room.

The main family bathroom is well equipped and feels luxurious thanks to the vertical column radiator and large integrated bath with shower head attachment and shower screen. The main family bathroom also benefits from a WC, a pedestal wash basin and a wall mounted, mirrored vanity storage unit.

The first floor is home to bedroom 2 and bedroom 3, both bedrooms can comfortably accommodate a double bed and benefit from built-in wardrobes. Currently, bedroom 3 is being used as a work-from-home office and offers very attractive views of the substantial rear garden and bedroom 2 functions as a second living room with an L-shaped sofa bed that provides the option for it to be used as a guest bedroom.

The second floor is home to the luxurious master suite which spans the length and the breadth of the second floor. The master suite receives a wealth of natural light at all times of day thanks to the dual aspect skylights. Naturally, the master suite can easily accommodate even the largest of beds and also offers a wall-mounted television and a well-equipped ensuite. The ensuite offers a pedestal sink and a WC. The second floor also offers storage space in the eaves of the roof.





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## The Seller's View

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“We're close to all the local amenities. There is a Lidl nearby as well as the lovely Bilton village centre with gorgeous country pubs. The town centre is still commutable too, the location is both convenient yet feels quiet and rural. The dog walks nearby are varied and beautiful. There's a lovely local park which leads onto a stunning woodland walk which stretches all the way around the outskirts of the town and has stunning countryside views”

“Christmas time is our favourite time of the year, setting up the decorations and having the fire on in the lounge makes the house feel so cosy”

“We immediately saw the potential! It's spacious and full of personality, it has been a wonderful home for us. Each room has a different personality yet all combine to make a cosy, inviting space to live and build a family.”

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“Our Favourite Room – The Master Bedroom”



### Directions

Heading South-East on the A45. Take the slip road and turn left onto A4071. At the roundabout, take the 3rd exit onto B4642. At the roundabout, take the 3rd exit and stay on B4642. Continue to follow B4642 and 210 Bilton Road, Rugby CV22 7DX will be on the left.

### Services

Main water, gas and electric

### Tenure

Freehold

### Local Authority & Tax Band

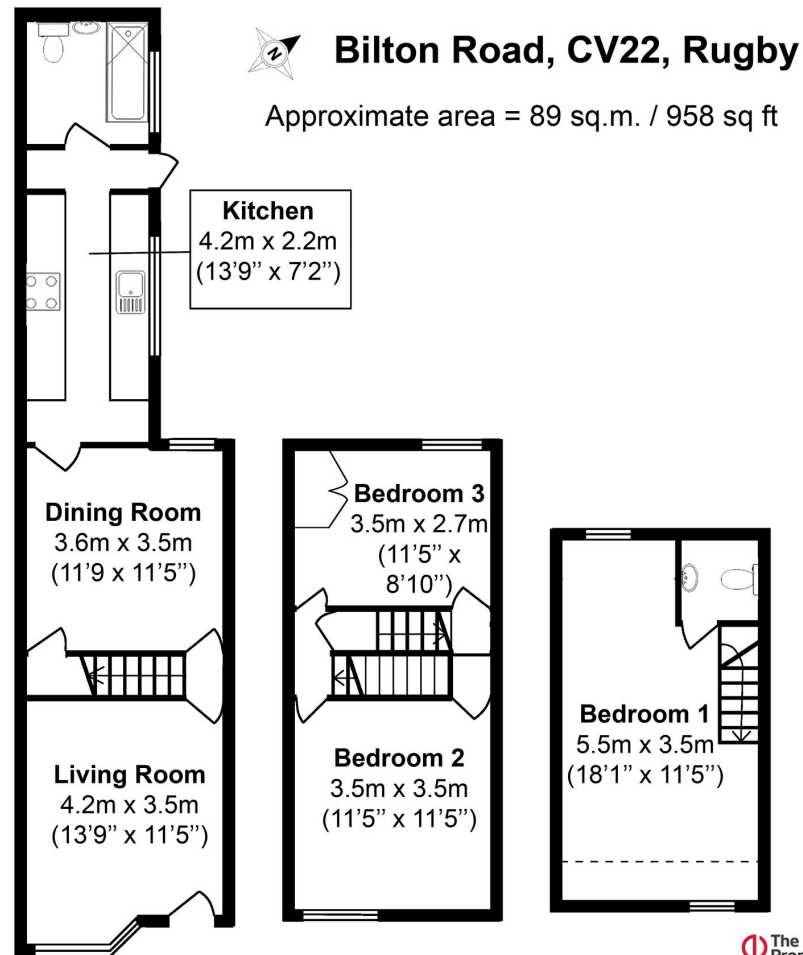
Rugby Borough Council  
Town Hall, Evreux Way, Rugby CV21 2RR  
www.rugby.gov.uk  
Tel 01788 533533  
Tax band - B


### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
henry@thepropertyexperts.co.uk

### Amenties/Distances

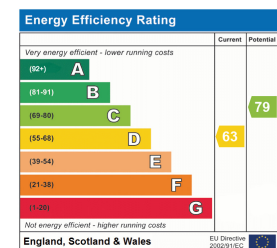
Town Centre 0.9 miles  
Primary Schools 0.7 miles  
Train Station 2.1 miles  
Motorway links 3.6 miles  
Airport 22.5 miles  
Nearest Towns 8.1 miles  
Bus Stop 0.1 miles  
University 11.7 miles  
Hospital 1.5 miles



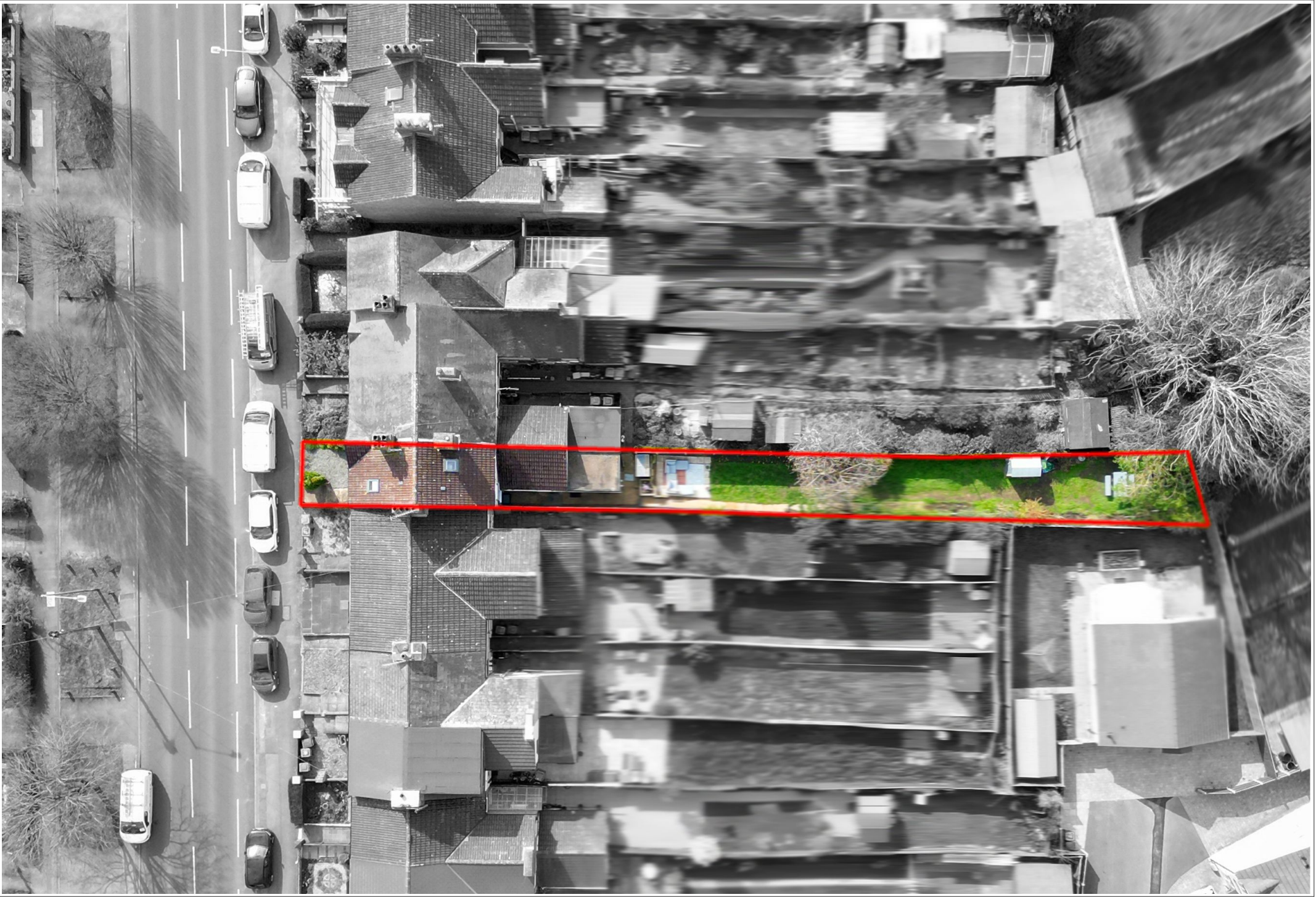
For identification only - not to scale 

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









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# About the **Area**

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## **Rugby**

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



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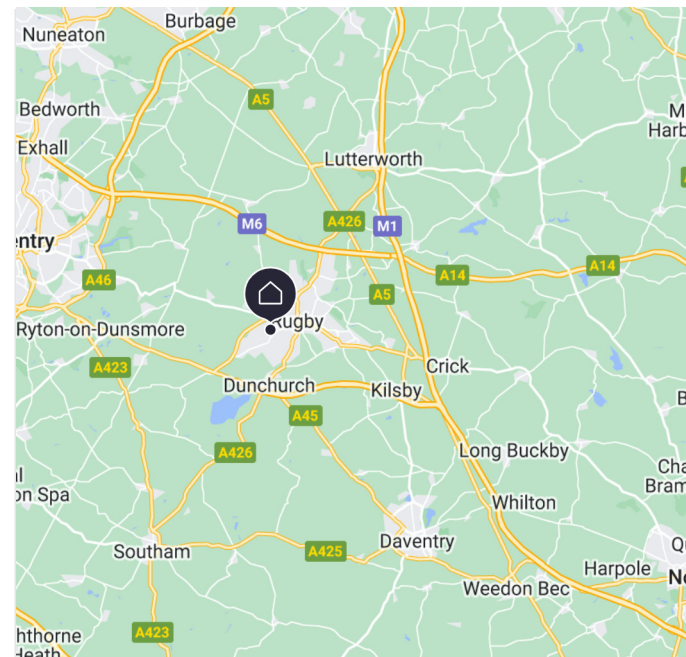
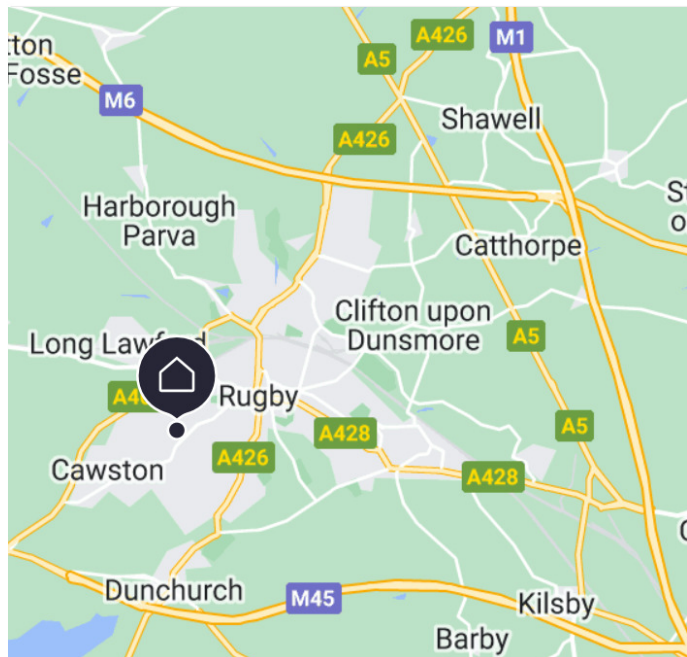
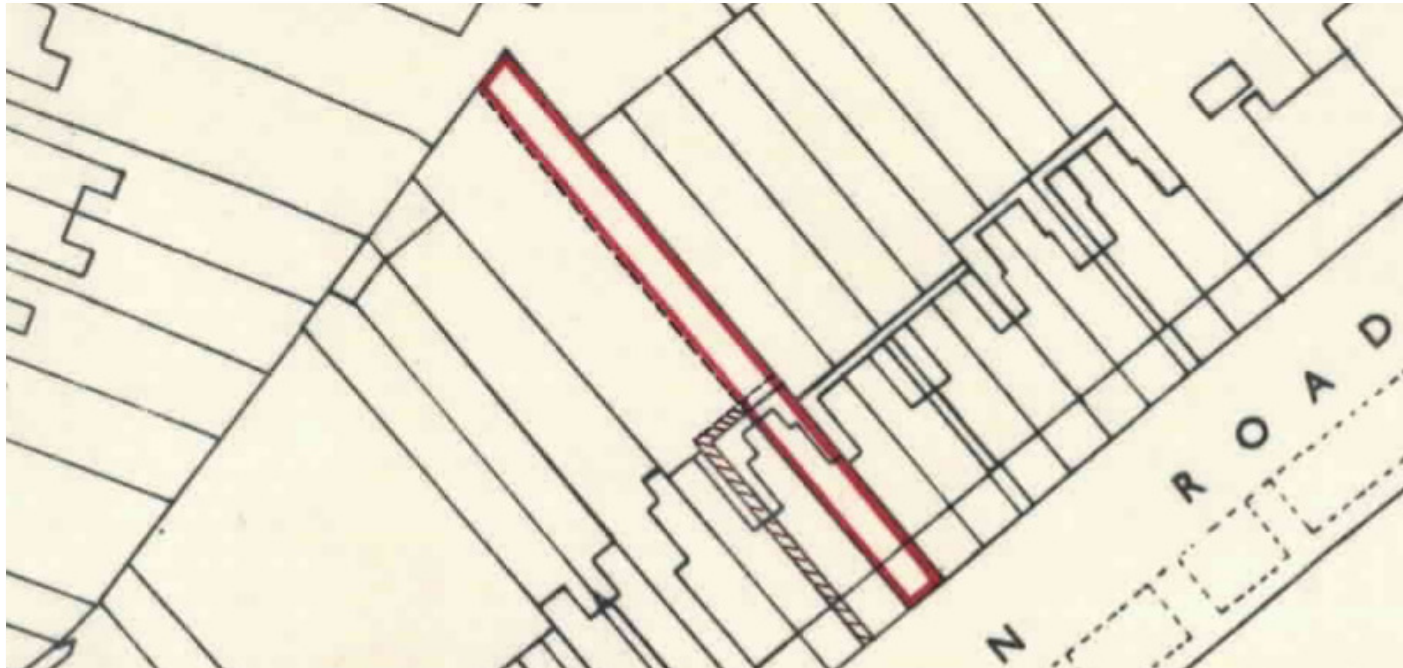
## **Warwickshire**

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history





Plot Size: 0.06 Acres 221.00 sq.m



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email [mortgage.experts@mab.org.uk](mailto:mortgage.experts@mab.org.uk)



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Visit [www.mortgageadvicebureau.com](http://www.mortgageadvicebureau.com) for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.



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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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 **The  
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