



EDWARD KNIGHT
ESTATE AGENTS

8 FLORIN PLACE, HILLMORTON, RUGBY, CV21 4ED





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this unique opportunity to purchase a substantial detached home in one of Hillmorton's most sought after locations.

This stunning property is being offered to the market with no onward chain and boasts particularly spacious, well-kept accommodation set over two floors. In brief the accommodation includes an entrance hall, study, sitting room, living room, dining room, kitchen breakfast room, utility room, ground floor WC, four well-proportioned double bedrooms, two en suites, a dressing room, walk in wardrobe and a family bathroom. Externally the property occupies a large plot with substantial driveway and private rear garden. There is also a detached double garage and timber framed shed set within the grounds of the property.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Florin Place is a picturesque, private cul-de-sac located along a popular tree lined street which is situated within the heart of Hillmorton. Whilst located perfectly for amenities, schools and bus routes, this property is set within a beautiful, quiet location on the edge of Hillmorton's vast countryside.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2 miles from Rugby railway station and 49 minutes from central London by train. Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.







ENTRANCE HALL

20' 5" x 22' 5" (6.22m x 6.83m)

LIVING ROOM

15' 5" x 30' 5" (4.7m x 9.27m)

SITTING ROOM

14' 6" x 12' 9" (4.42m x 3.89m)

DINING ROOM

18' 8" x 11' 10" (5.69m x 3.61m)

STUDY

14' 6" x 10' 10" (4.42m x 3.3m)

KITCHEN BREAKFAST ROOM

17' 1" x 18' 10" (5.21m x 5.74m)

UTILITY ROOM

12' 6" x 8' 2" (3.81m x 2.49m)

GROUND FLOOR WC

7' 3" x 3' 7" (2.21m x 1.09m)



FIRST FLOOR

LANDING

10' 7" x 10' 7" (3.23m x 3.23m)

MASTER BEDROOM

19' 9" x 15' 1" (6.02m x 4.6m)

DRESSING AREA

10' 5" x 7' 9" (3.18m x 2.36m)

WALK IN WARDROBE

EN SUITE BATHROOM

7' 1" x 20' 2" (2.16m x 6.15m)

BEDROOM TWO

14' 3" x 12' 3" (4.34m x 3.73m)

EN SUITE SHOWER ROOM

10' 6" x 3' 8" (3.2m x 1.12m)

BEDROOM THREE

13' 5" x 12' 9" (4.09m x 3.89m)

BEDROOM FOUR

11' 1" x 9' 7" (3.38m x 2.92m)

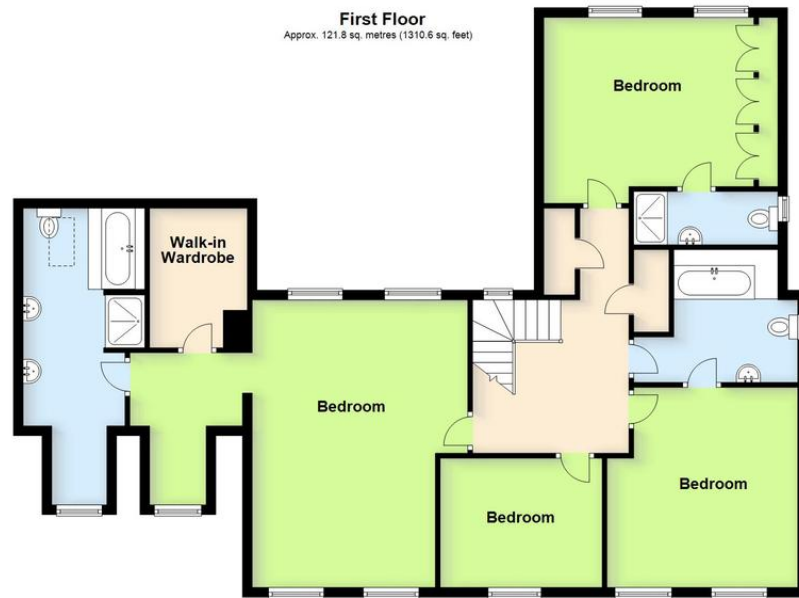
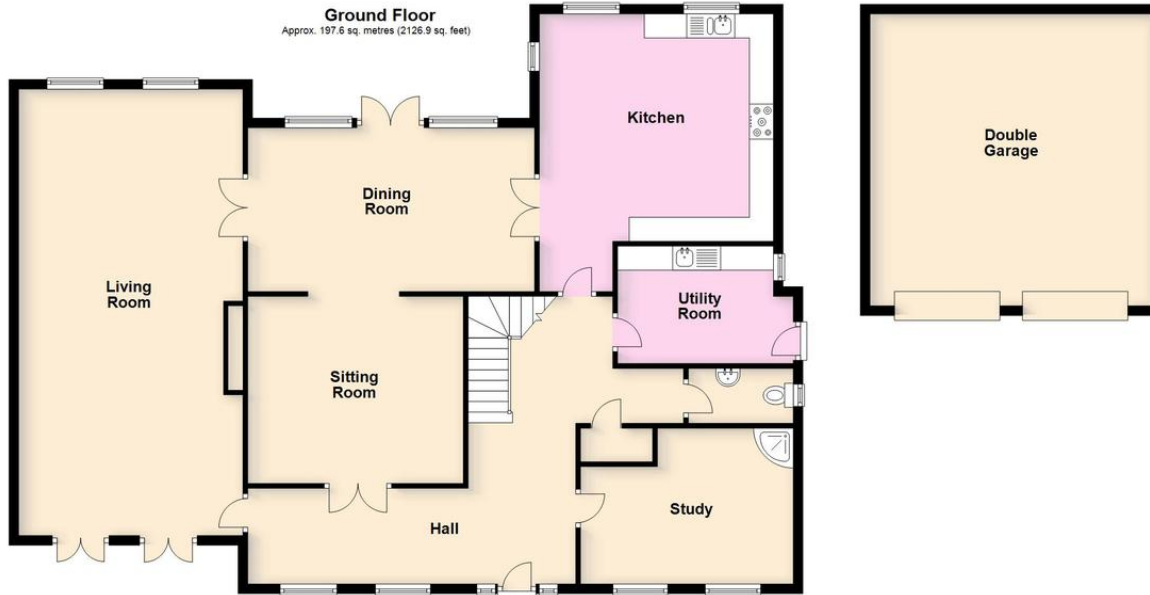
FAMILY BATHROOM

12' 1" x 9' 4" (3.68m x 2.84m)

OUTSIDE

DETACHED DOUBLE GARAGE

19' 3" x 19' 10" (5.87m x 6.05m)



Total area: approx. 319.4 sq. metres (3437.5 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		