



EDWARD KNIGHT
ESTATE AGENTS

COBBLERS COTTAGE, MAGNET LANE, BILTON VILLAGE, RUGBY, CV22 7NH

£299,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautiful, detached cottage which is perfectly located within a quiet cluster of cottages in the very centre of Bilton Village. This fully restored home has been delicately refurbished throughout the accommodation which is home to a wealth of charm and originality. The property sits on a individual plot with off road parking and a sizeable, private rear garden.

The property includes an entrance porch, large living room with feature fire place, stunning cottage style kitchen, rear lobby with utility cupboard, ground floor bathroom, three well-proportioned first floor bedrooms and a separate WC.

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



LOCATION

Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent Schooling is available in the nearby area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







ENTRANCE PORCH

LIVING ROOM

14' 2" x 19' 3" (4.32m x 5.87m)

KITCHEN DINING ROOM

9' 2" x 14' 1" (2.79m x 4.29m)

REAR LOBBY

3' 6" x 3' 9" (1.07m x 1.14m)

UTILITY CUPBOARD

3' 3" x 2' 9" (0.99m x 0.84m)

BATHROOM

5' 6" x 7' 2" (1.68m x 2.18m)

FIRST FLOOR

MASTER BEDROOM

9' 2" x 14' 7" (2.79m x 4.44m)

BEDROOM TWO

7' 6" x 10' 2" (2.29m x 3.1m)

BEDROOM THREE

9' 3" x 13' 7" (2.82m x 4.14m)

WC



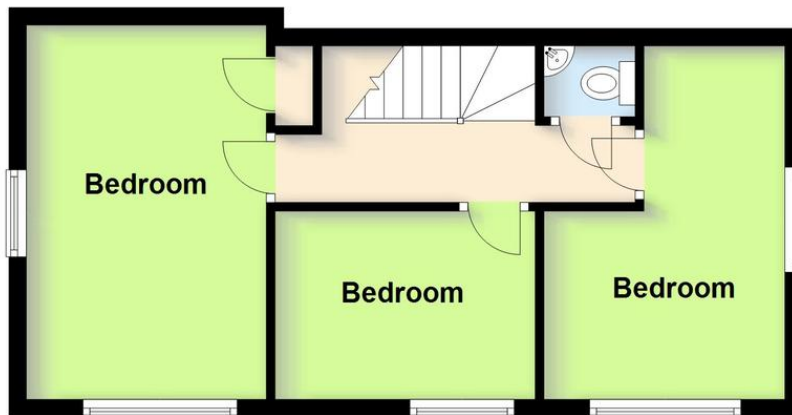
Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)




First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |