



EDWARD KNIGHT
ESTATE AGENTS

86 ASHLAWN ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV22 5ES

GUIDE PRICE £625,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended detached property located on a corner plot and set in beautiful mature surroundings. The property offers flexible accommodation over two floors to include; entrance hall, lounge, sitting room/playroom, dining room, re-fitted kitchen, utility room, GF shower room, four bedrooms with single en-suite and family bathroom. Outside you will find parking for several vehicles accessed from the Ashlawn Road and double gates with the potential for further parking accessed from Vernon Avenue. Viewing is strictly by appointment with Edward Knight Estate Agents Regent Street office.

LOCATION

Ashlawn Road is a particularly sought after residential road situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Ashlawn Road falls within catchment for both Paddox Primary School and Ashlawn Secondary School.

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 3 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.



Walkers will benefit greatly from this property's location, Ashlawn Road is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

Entrance Porch

Enter via an obscure, leaded stained glass front door. Tiled floor.

Entrance Hall

Enter via an obscure solid wood door. Wood laminate floor. Wooden border. Wall mounted radiator. Smoke alarm. Recess spotlights. Stairs rising to first floor. Wall mounted controls for central heating. Doors to further accommodation.

Sitting Room

14' 7" x 12' 5" (4.47m x 3.81m)

With uPVC double glazed windows to side and rear aspects. Wood laminate floor. Coving to ceiling. Wall mounted radiator. Coal effect gas feature fire with wooden mantle. Telephone point.

Lounge

14' 0" x 14' 0" (4.27m x 4.27m)

With a uPVC double glazed bay window to front aspect. Coving to ceiling. Wall mounted radiator. TV point. Feature open fireplace with marble effect surround and mantle. Dimmer switches. Solid wood double doors with glazed inserts opening into.

Dining Room

16' 0" x 10' 0" (4.88m x 3.05m)

With a uPVC double glazed window to front aspect. Parquet flooring. Coving to ceiling. Wall mounted radiator.

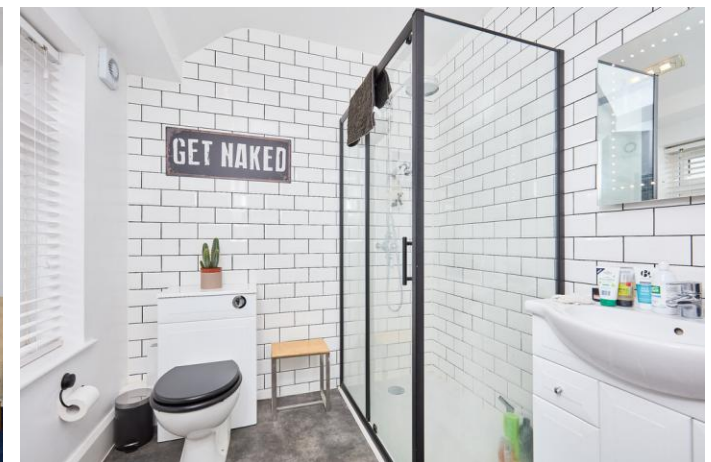


Kitchen Breakfast Room

31' 0" x 9' 8" (9.45m x 2.95m)

Refitted to a high standard with a range of base and eye level units. Some units being display fronted and drawers having slow closing mechanisms. Red granite roll top work surfaces over. Two single ovens with a five ring halogen hob. Extractor fan. Inset one and a half bowl ceramic sink with mixer tap and integrated drainage board. Food waster disposal unit. Integrated dishwasher. Under counter fridge and freezer. Ceramic tiled flooring. Set of uPVC double opening patio doors to rear garden. Wall mounted radiator. Recess spotlights. Dimmer switches. Boiler cupboard with a







Vaillant combination boiler with wall mounted controls. Door to under stairs storage cupboard housing the wall mounted electric meter and electric consumer unit.

Utility Room

9' 10" x 6' 11" (3.02m x 2.13m)

With a uPVC double glazed door and a uPVC double glazed window to rear aspect. Range of base level units. Roll top work surface. Stainless steel one and a half bowl sink with drainer. Space and plumbing for washing machine and dryer. Space for a further appliance if necessary. Tiled floor. Vaulted ceiling. Pully maid to hang washing on.



Wet Room

6' 5" x 4' 3" (1.98m x 1.32m)

Fully tiled. Vaulted ceiling. Extractor fan. Low level toilet. Wall mounted wash hand basin. Heated towel rail. Mains powered shower.

Stairs & Landing

Loft hatch with ladder access. Recess spotlights. Smoke alarm. Doors to all further accommodation.

Master Bedroom

14' 0" x 12' 11" (4.29m x 3.96m)

With a dual aspect window which is UPVC double glazed, one to front and side aspect. Two wall mounted radiators. Range of built in wardrobes, cupboards and drawers. TV point.

En Suite Shower Room

With a uPVC double glazed obscure window to side aspect. Radiator. Low level toilet with inbuilt flush. Shower with jets, steam, lighting and integrated radio. Recess spotlights. Sink with vanity unit below, mixer taps and tiled splash back. Mirror with inset lights.

Bedroom Two

14' 7" x 12' 5" (4.47m x 3.81m)

With a uPVC double glazed window to side aspect.

Radiator. TV point.

Bedroom Three

11' 6" x 10' 0" (3.51m x 3.07m)

With a uPVC double glazed window to front aspect. Radiator.

Bedroom Four

11' 10" x 10' 0" (3.63m x 3.05m)

With a uPVC double glazed window to rear aspect. Radiator. TV point.

Family Bathroom

Touch operated lights. Heated towel rail. Double his and hers sink with mixer tap and tiled splash backs which is built into vanity unit. Low level toilet built into vanity unit also which has an in-built flush. Recess spotlights. Extractor fan. Large, panelled bath with shower over.

Front Garden

Accessed via two double opening five bar solid wood gates. Block paved driveway with parking for several vehicles. Laid to lawn area which is enclosed by well stocked flowerbeds and hedgerows. Tree's and bushes. Block paved path leading down the side of the property to the front door. Path continues to the rear garden where there is an iron gate giving access down the side to the rear.

Rear Garden

Rear vehicular access via double opening solid wood gates. Laid to lawn area. Slabbed patio area. Outside courtesy light. Outside cold water tap. Pond. Further laid to lawn area enclosed by timber panel fencing to all sides. Hedgerows and well stocked flowerbeds. Timber panel shed.

Council Tax

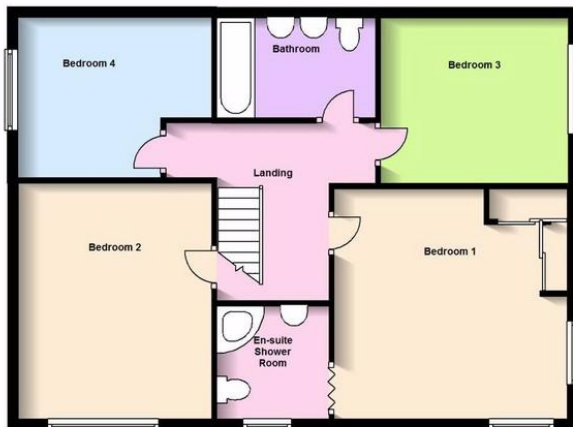
Band E - £1,870.18



Ground Floor
Approx. 97.5 sq metres (1049.6 sq feet)



First Floor
Approx. 75.5 sq metres (812.3 sq feet)



Total area: approx. 168.5 sq metres (1792.6 sq feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	