



**EDWARD KNIGHT**  
ESTATE AGENTS

4 SOVEREIGN CLOSE, HILLMORTON, RUGBY, CV21 4BB

£450,000







## PROPERTY SUMMARY

Situated within a quiet cul de sac and occupying an enviable plot with stunning views of rolling countryside to the rear aspect, Edward Knight Estate Agents are delighted to offer for sale this fantastic, detached family home.

Built by Cala Homes in 2012, this beautifully presented home has been particularly well kept and improved by the current owner, who has occupied the property since new.

In brief the accommodation which is set over two floors includes a welcoming entrance hall, sitting room with bay window, separate dining room, open plan kitchen breakfast room with high end integrated appliances and a ground floor WC. The first floor includes a family bathroom and four well-proportioned bedrooms with wardrobes and a master en suite shower room.

Externally the property offers a pretty front garden with parking for two vehicles and access to the integrated garage. The stunning south facing rear garden has been particularly well tended and includes a paved patio area, good size lawned space and a variety of well stocked plants and shrubs.

Additionally the property benefits from solar panels which are fully owned and contribute significantly to the energy costs of the home.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.



## LOCATION

Sovereign Close is situated just off the Crick Road on the edge of beautiful countryside in a very popular suburb of Rugby, Hillmorton forms much of the eastern half of the town. Sovereign Close falls within catchment for both Hillmorton 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 HALL**

5' 5" x 17' 10" (1.65m x 5.44m)

**SITTING ROOM**

11' 1" x 19' 6" (3.38m x 5.94m)

**DINING ROOM**

10' 1" x 10' 0" (3.07m x 3.05m)

**KITCHEN BREAKFAST ROOM**

15' 6" x 10' 0" (4.72m x 3.05m)

**GROUND FLOOR WC**

4' 5" x 6' 3" (1.35m x 1.91m)



**FIRST FLOOR LANDING**

6' 6" x 8' 10" (1.98m x 2.69m)

**MASTER BEDROOM**

13' 10" x 15' 8" (4.22m x 4.78m)

**EN SUITE SHOWER ROOM**

5' 0" x 7' 2" (1.52m x 2.18m)

**BEDROOM TWO**

11' 5" x 10' 2" (3.48m x 3.1m)

**BEDROOM THREE**

8' 11" x 16' 5" (2.72m x 5m)

**BEDROOM FOUR**

8' 10" x 10' 4" (2.69m x 3.15m)

**FAMILY BATHROOM**

6' 4" x 7' 5" (1.93m x 2.26m)

**GARAGE**

8' 10" x 16' 6" (2.69m x 5.03m)



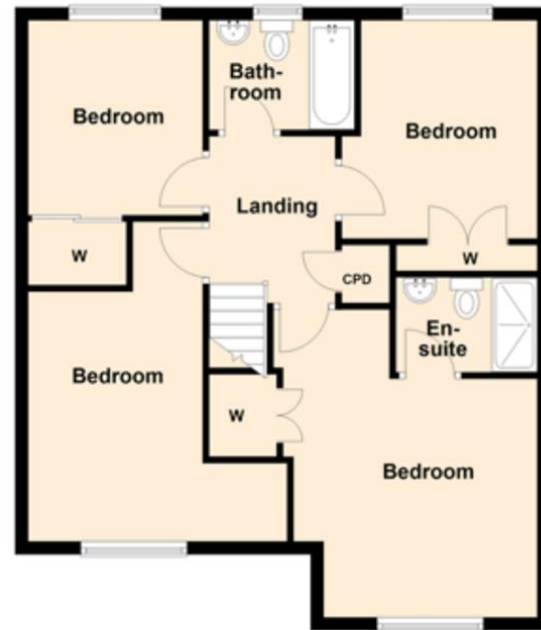
### Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



### First Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



Total area: approx. 135.1 sq. metres (1454.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		