

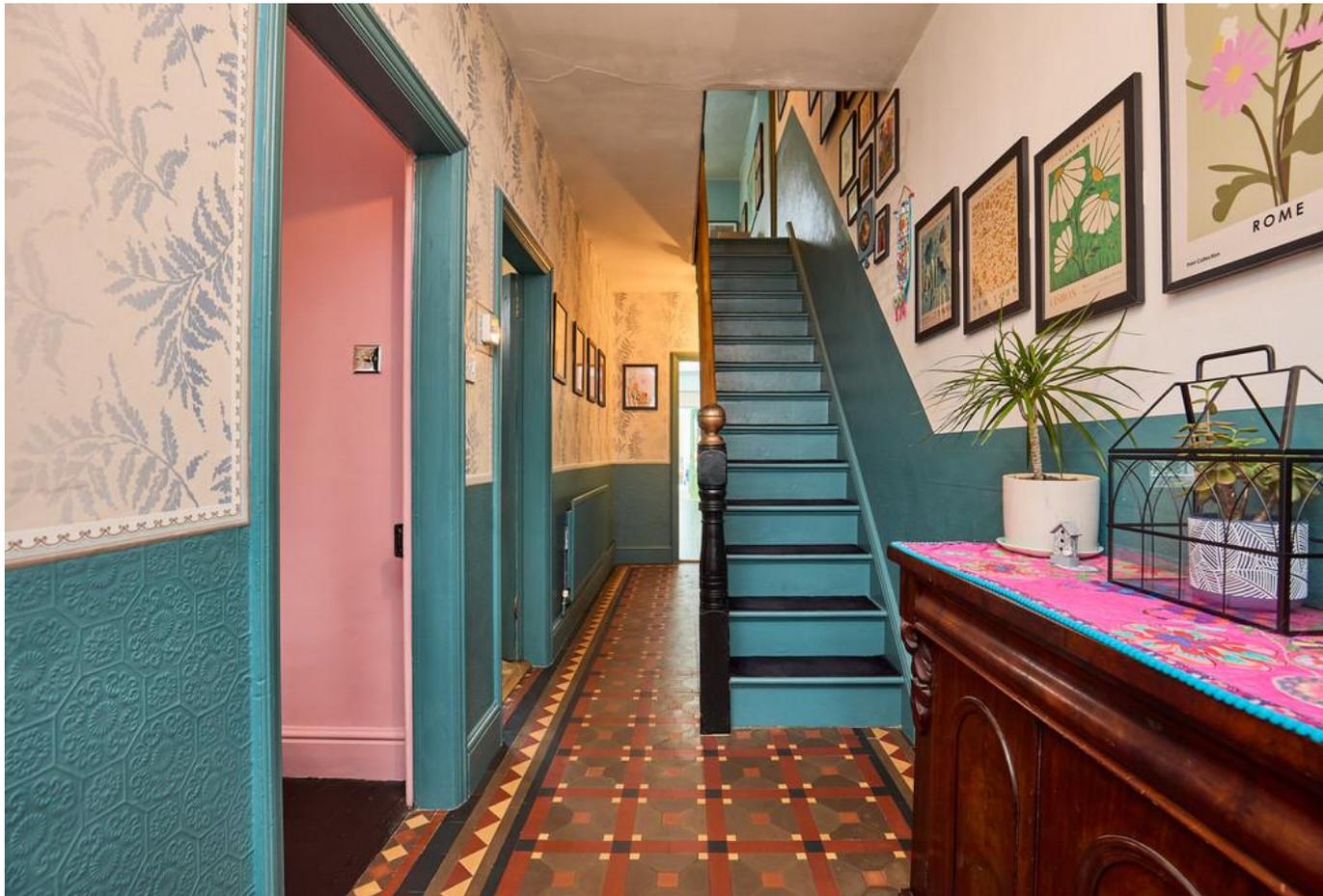


EDWARD KNIGHT
ESTATE AGENTS

15 HIGH STREET, HILLMORTON, RUGBY, CV21 4EG

£399,500





PROPERTY SUMMARY

It is our pleasure to present this rare opportunity to purchase one of only four, semi-detached Victorian residences on High Street, situated within Hillmorton's pretty centre overlooking the picturesque village green.

This particularly spacious home has been perfectly maintained throughout the accommodation, which boasts a characterful feel thanks to its wealth of period features such as original internal and external door furniture, Oak floor boards, antique fire surrounds and stunning Minton tiled floors.

The accommodation is set over two floors and includes a living room with feature fire place and beautiful bay window overlooking the village green, sitting room with fitted antique feature display cupboard and enamelled intrepid log burner, re-fitted solid wood kitchen with integrated appliances and a spacious dining area with solid wood floor and double opening doors into the double glazed conservatory which boasts a self-cleaning glass roof. The first floor boasts three double bedrooms with beautiful period fireplaces and a lovely family bathroom with Triton powered shower and marble wash hand basin.

The rear garden has been maintained to a high standard and thoughtfully landscaped into various different sections. The courtyard garden nearest the house itself is a lovely sunny place to sit during summer as is the seating area outside of the conservatory, there is also an eye-catching willow arbour which makes a wonderful area for children



to sit and play. All fences are maintained and are in good order and the larger trees have been professionally coppiced, the Scots pine is home to many birds and squirrels who regularly visit the garden.

Viewings for this wonderful property are strictly by appointment with Edward Knight Estate Agents Regent Street office and will begin on Saturday 8th February 2025, please call to arrange your appointment.

LOCATION

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 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary 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, High Street 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 as well as 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

22' 1" x 5' 11" (6.73m x 1.8m)

LOUNGE

13' 2" x 12' 1" (4.01m x 3.68m)

SITTING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

KITCHEN/DINER

22' 1" x 8' 10" (6.73m x 2.69m)



CONSERVATORY

11' 1" x 11' 1" (3.38m x 3.38m)

LANDING

16' 1" x 5' 11" (4.9m x 1.8m)

BEDROOM ONE

13' 0" x 12' 1" (3.96m x 3.68m)

BEDROOM TWO

12' 1" x 12' 1" (3.68m x 3.68m)

BEDROOM THREE

12' 1" x 10' 0" (3.68m x 3.05m)

BATHROOM

8' 1" x 5' 1" (2.46m x 1.55m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		