



EDWARD KNIGHT
ESTATE AGENTS

28 HAMPDEN WAY, BILTON, RUGBY, CV22 7NW

£425,000





PROPERTY SUMMARY

A beautifully renovated and extended three double bedroom Georgian family home boasting a wealth of charm and character throughout the accommodation. This stunning Tardis like property occupies a large mature plot (which backs onto Alwyn Road Park & Allotments) with summerhouse/potential office/shed and off-road parking for two vehicles.

The internal accommodation includes a high specification kitchen with adjoining breakfast/sunroom which overlooks the rear garden, three sizeable receptions rooms, a ground floor cloakroom, three first floor double bedrooms, a family shower room and adjoining laundry room.

Viewings for this fantastic NO CHAIN property are strictly by appointment with Edward Knight's 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 HALL

16' 8" x 9' 2" (5.08m x 2.79m) MAX

LIVING ROOM

14' 8" x 12' 7" (4.47m x 3.84m)

DINING ROOM

12' 2" x 12' 3" (3.71m x 3.73m)

STUDY

9' 6" x 8' 2" (2.9m x 2.49m)

CLOAKROOM

4' 2" x 4' 7" (1.27m x 1.4m)

KITCHEN

7' 8" x 12' 3" (2.34m x 3.73m)

BREAKFAST/SUN ROOM

12' 7" x 6' 3" (3.84m x 1.91m)

FIRST FLOOR

LANDING

8' 8" x 16' 7" (2.64m x 5.05m)

MASTER BEDROOM

15' 0" x 12' 3" (4.57m x 3.73m)

BEDROOM TWO

11' 6" x 12' 2" (3.51m x 3.71m)

BEDROOM THREE

11' 6" x 9' 3" (3.51m x 2.82m)

FAMILY SHOWER ROOM

6' 3" x 11' 5" (1.91m x 3.48m)

LAUNDRY ROOM

8' 7" x 5' 5" (2.62m x 1.65m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		