



EDWARD KNIGHT
ESTATE AGENTS

12 FISHER AVENUE, HILLMORTON, RUGBY, CV22 5HN

OFFERS IN EXCESS OF £500,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present a rare opportunity to acquire this charming, three-storey, four-bedroom home, located in the highly sought-after suburb of Hillmorton, Rugby.

Dating back to the 1920s, this characterful property has been lovingly restored and meticulously upgraded throughout, preserving a wealth of original features. These include beautifully tiled floors, original door hardware, feature fireplaces, and stunning stained-glass windows, all of which enhance the home's unique charm.

Set on a desirable plot in one of the area's most coveted streets, the property boasts off-road parking, a driveway leading to a detached garage, and a breathtaking westerly-facing rear garden. The garden is a true highlight, featuring a spacious patio, a purpose-built private entertaining area, and a well-maintained lawn surrounded by vibrant flower beds.



Internally, the accommodation is thoughtfully arranged over three floors. The ground floor features a welcoming entrance hall with an eye-catching tiled floor, a convenient WC, and a generous living room with an inset feature fireplace and a beautiful bay window. The open-plan kitchen and dining room is a real standout, complete with herringbone flooring, a striking ceiling lantern, and a range of integrated appliances, all complemented by a stunning quartz work surface. Additionally, a utility area with fitted white goods adjoins this useful space.

On the first floor, you'll find a bright landing with a spindle staircase leading to the second floor, a family bathroom with both a bath and separate shower, and three well-proportioned bedrooms. The second floor houses the master suite, which includes bespoke built-in storage and a contemporary en suite bathroom with a shower attachment.

This exceptional property is available for viewings strictly by appointment through Edward Knight Estate Agents on Regent Street.

LOCATION

Nestled on one of Rugby's most sought-after residential roads, this charming property is ideally positioned within the heart of the prestigious Paddox Estate. Fisher Avenue is a picturesque, tree-lined avenue renowned for its characterful, individually built period homes, located just off the desirable Ashlawn Road.

The surrounding area offers a wealth of local amenities all within easy reach. From popular supermarkets such as Sainsbury's and Aldi-just a stone's throw away-to a variety of convenient shops and services including a post office, pharmacy, hardware store, beauticians, hairdressers, and a veterinary clinic. The neighbourhood also boasts a hotel, traditional public houses, a range of eateries, and unique boutique stores, all virtually on the doorstep.

Families are well catered for with an excellent selection of schools nearby. These include the highly regarded Ashlawn School, the outstanding Ofsted-rated Hillmorton Primary School, Paddox Primary, Abbotts Farm Infant & Junior Schools, English Martyrs Catholic Primary School, and the esteemed Lawrence Sheriff Grammar School. The world-renowned Rugby School is



also just a short drive away.

Nature lovers and walkers will appreciate the property's proximity to Hillmorton's expansive countryside, offering numerous scenic public footpaths and countryside walks. The picturesque Hillmorton Locks on the canal provide a tranquil setting to enjoy refreshments and begin exploring the extensive canal-side pathways.

Convenience is further enhanced by excellent transport links. Rugby railway station is less than 2 miles away, offering direct services to central London in just 50 minutes.







GROUND FLOOR

ENTRANCE PORCH

7' 6" x 2' 9" (2.29m x 0.84m)

ENTRANCE HALL

7' 4" x 14' 5" (2.24m x 4.39m)

WC

5' 9" x 2' 7" (1.75m x 0.79m)

LIVING ROOM

14' 3" x 12' 11" (4.34m x 3.94m)

OPEN PLAN KITCHEN DINING ROOM

20' 5" x 25' 2" (6.22m x 7.67m)

Kitchen breakfast area

20'3 x 20'5

Dining area

12'11 x 11'11

FIRST FLOOR

LANDING

8' 6" x 9' 4" (2.59m x 2.84m)

BEDROOM TWO

12' 11" x 11' 11" (3.94m x 3.63m)

BEDROOM THREE

12' 11" x 11' 11" (3.94m x 3.63m)

BEDROOM FOUR

8' 4" x 10' 1" (2.54m x 3.07m)

FAMILY BATHROOM

6' 10" x 8' 5" (2.08m x 2.57m)

SECOND FLOOR

MASTER BEDROOM

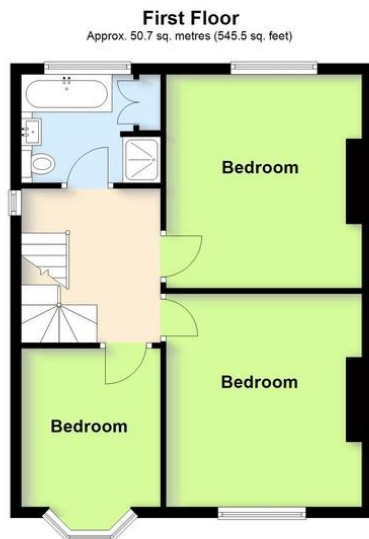
11' 11" x 16' 5" (3.63m x 5m)

ENSUITE

6' 4" x 6' 11" (1.93m x 2.11m)

GARAGE





Total area: approx. 158.0 sq. metres (1700.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		