







## SUMMARY

Exceptional Extended Three-Bedroom Semi-Detached Home in Prime Hillmorton Location

Edward Knight Estate Agents are proud to present this beautifully extended and impeccably maintained three-bedroom semi-detached residence, ideally positioned in the highly sought-after residential area of Hillmorton, Rugby. This impressive property offers a harmonious blend of character, comfort, and practicality-making it the perfect home for families, professionals, or discerning buyers seeking quality living in a desirable location.

### Location Highlights

Set within the ever-popular Hillmorton district, the property benefits from immediate access to a wide array of local amenities. These include an eclectic mix of independent shops and national retailers, traditional public houses, takeaway establishments, and essential services. Notably, the area is renowned for its excellent schooling options, with highly regarded primary and secondary schools within close proximity-making this a highly attractive location for families.

### Accommodation Overview

This thoughtfully extended home offers spacious and versatile living accommodation throughout, presented to a high standard.

**Entrance Hall** – A welcoming entrance hall sets the tone for the property, featuring attractive flooring and providing access to the ground floor living spaces.



Lounge/Dining Room – A bright and generously proportioned open-plan living/dining area, tastefully decorated and featuring a charming wood-burning stove-perfect for cosy evenings. Ample space is provided for both relaxation and dining.

Kitchen/Breakfast Room – An extended L-shaped kitchen/breakfast room that is both stylish and functional, offering a comprehensive range of fitted units, integrated appliances, and plenty of worktop space. Ideal for family meals or entertaining guests.

#### First Floor

Bedroom One – A spacious double bedroom overlooking the rear garden, providing a peaceful and private retreat.

Bedroom Two – Another well-sized double bedroom, ideal as a guest room or secondary principal bedroom.

Bedroom Three – A generously proportioned single bedroom, perfect for a child's room, home office, or nursery.

Family Bathroom – A recently refitted, contemporary bathroom featuring a modern white three-piece suite comprising panelled bath with shower over, vanity wash basin, and low-level WC. Finished with quality fittings and attractive tiling.



#### External Features

Front Garden & Driveway – A well-maintained front garden with a driveway providing ample off-road parking, leading to a single garage-offering further parking or secure storage.

Rear Garden – A superb rear garden mainly laid to lawn, interspersed with mature shrubs and enclosed by timber fencing. Multiple paved patio areas provide ideal settings for outdoor dining, entertaining, or relaxing in the warmer months.











## Additional Information

Freehold

Gas central heating & double glazing throughout

EPC and floorplan available upon request

## Viewing Arrangements

This stunning home is available to view by Open House appointment on Saturday 14th June. Interest is expected to be high, so early booking is essential. Please contact Edward Knight Estate Agents to secure your private viewing slot.

## LOCATION

Situated in the sought-after area of Hillmorton, this property enjoys the convenience of a wide array of local amenities and services within walking distance. Residents benefit from a variety of shops and facilities including a hotel, traditional public houses, a post office, supermarkets, a hardware store, a pharmacy, beauty salons, hairdressers, a veterinary practice, and an assortment of independent retailers and bespoke stores. Everything needed for day-to-day living is conveniently on the doorstep.

Hillmorton is particularly popular with families due to its excellent educational options. The area falls within the catchment of the highly regarded Ashlawn School and the prestigious Lawrence Sheriff Grammar School. Additionally, there are several outstanding Ofsted-rated primary schools nearby, including Paddox Primary School, Abbots Farm Infant School, Eastlands Primary School, and English Martyrs Catholic Primary School.

The world-renowned Rugby School, one of the oldest independent schools in the UK, is also just a short drive away.

For outdoor enthusiasts and walkers, the location is ideal. Positioned on the edge of Hillmorton, the property offers immediate access to a network of scenic public footpaths and countryside walks. The picturesque Hillmorton Locks along the Oxford Canal provide a tranquil setting for leisurely strolls, refreshments, and extended canal-side explorations.

Commuters will appreciate the property's excellent transport links. Rugby railway station is located less than two miles away, offering direct services to London Euston in approximately 50 minutes, making it a perfect choice for those who work in the capital but seek the calm of a more rural setting.

ENTRANCE HALL

13' 8" x 5' 4" (4.17m x 1.63m)

LOUNGE/DINING ROOM

22' 4" x 9' 8" (6.81m x 2.95m)

L-SHAPED KITCHEN/BREAKFAST ROOM

16' 2(Max)" x 14' 3" (4.93m x 4.34m)

FIRST FLOOR

BEDROOM

11' 1" x 10' 5" (3.38m x 3.18m)

BEDROOM

11' 11" x 8' 8" (3.63m x 2.64m)

BEDROOM

7' 0" x 6' 1" (2.13m x 1.85m)

BATHROOM

5' 10" x 5' 7" (1.78m x 1.7m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		