



EDWARD KNIGHT
ESTATE AGENTS

16 BLOXAM GARDENS, RUGBY, CV22 7AP

GUIDE PRICE £400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this spacious four-bedroom semi-detached home, occupying a generous corner plot that offers excellent potential for development, including the possibility of constructing a separate dwelling (subject to the necessary planning permissions).

Situated within easy reach of the town centre and railway station, the existing property provides well-proportioned living accommodation with scope for modernisation. The ground floor comprises a welcoming entrance hall, a bright lounge/dining room, a fitted kitchen, and a lean-to. Upstairs, there are four good-sized bedrooms and a family bathroom.

Externally, the property benefits from extensive gardens wrapping around three sides, together with a double garage and ample outdoor space. This large plot not only offers excellent scope for extension and landscaping but also represents a rare opportunity for buyers seeking a property with genuine development potential.



Viewing is highly recommended to appreciate both the home and the possibilities it offers.

LOCATION

Nestled just off the highly regarded Bilton Road, this property enjoys an enviable position within walking distance of Rugby Town Centre (approx. 0.5 miles) and only 1 mile from Rugby's mainline railway station, which provides a direct high-speed service to London Euston in under 50 minutes. The area is exceptionally well connected, with easy access to the A45, M45, M1, and M6, as well as regular local bus services.

Residents benefit from a wealth of green spaces close by, including Oakfield's playing fields located directly behind the property and Merttens playing fields just a short stroll away-perfect for leisure, sport, and family recreation.

The location is also well served by an excellent choice of schools. Nearby options include St Matthew's Bloxam Primary, Bilton Junior, and St Marie's Catholic Primary. For independent education, Crescent School and Bilton Grange Preparatory are within easy reach, while secondary options include Bilton School and Rugby Free School. The town is also home to some of the country's most respected state and independent schools, such as Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys.







ENTRANCE HALL

18' 0" x 6' 3" (5.49m x 1.91m)

LOUNGE/DINER

LOUNGE AREA

14' 0" x 11' 1" (4.27m x 3.38m)

DINING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

KITCHEN

17' 0" x 8' 0" (5.18m x 2.44m)

LEAN TO

7' 1" x 6' 0" (2.16m x 1.83m)

BEDROOM

14' 10" x 10' 1" (4.52m x 3.07m)

BEDROOM

13' 0" x 10' 0" (3.96m x 3.05m)

BEDROOM

8' 1" x 8' 0" (2.46m x 2.44m)

BEDROOM

8' 6" x 8' 1" (2.59m x 2.46m)

BATHROOM

8' 1" x 4' 10" (2.46m x 1.47m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		