



**EDWARD KNIGHT**  
ESTATE AGENTS

15 BLOXAM GARDENS, RUGBY, CV22 7AP

£425,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present a rare opportunity to acquire this charming extended three-bedroom detached home, situated on a beautiful tree-lined street.

The property has been lovingly restored, extended and upgraded throughout. Set on a desirable plot in one of the area's most coveted streets, it benefits from off-road parking, a driveway leading to a detached garage, and a rear garden which is mainly laid to lawn.

Internally, the accommodation is thoughtfully arranged over two floors. The ground floor comprises a welcoming entrance hall, a convenient WC and utility room, and a generous living room with an inset feature fireplace and an attractive bay window. The open-plan kitchen/dining and family room leading onto the rear garden is a real highlight, featuring a high quality refitted kitchen with a range of integrated appliances and counter lighting.

On the first floor, there is a bright landing, a family bathroom, and three well-proportioned bedrooms. The property benefits from gas central heating to radiators and Upvc double glazing. Externally, the front garden benefits from off road parking, providing access to the garage. The rear garden is enclosed with a large lawn and patio area ideal for alfresco entertaining.

Viewing for this exceptional property are highly recommended and is available for viewings strictly by appointment through Edward Knight Estate Agents on Regent Street.



#### PROPERTY LOCATION

Situated off the sought-after Bilton Road, this property is within walking distance of Rugby Town Centre (approximately 0.5 miles) and just 1 mile from Rugby's mainline railway station, which offers a high-speed service to London Euston in under 50 minutes. The location provides excellent connectivity, with easy access to major road networks including the A45, M45, M1, and M6, and benefits from being on a main bus route.

The area also offers a variety of green spaces and recreational amenities, with Oakfield's playing fields directly behind the property and Merttens playing fields just a short walk away.

A wide range of schooling options are available locally, including St Matthew's Bloxam Primary School, Bilton Junior School, and St Marie's Catholic Primary School. Private education is well catered for with Crescent School and Bilton Grange Preparatory School, while secondary education is provided by Bilton School and Rugby Free School. Rugby also boasts an exceptional selection of state and independent schools, including the prestigious Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys, all located in or near the town centre.

#### ENTRANCE HALL

12' 8" x 5' 9" (3.86m x 1.75m)

#### W.C.

3' 8" x 2' 8" (1.12m x 0.81m)

#### LIVING ROOM

11' 9" x 10' 4" (3.58m x 3.15m)



#### L-SHAPED KITCHEN/DINING/FAMILY ROOM

30' 5" x 19' 1" Reducing to 10' 8" (9.27m x 5.82m)

#### UTILITY ROOM

9' 3" x 8' 6" (2.82m x 2.59m)

#### BEDROOM ONE

13' 4" x 8' 8" Excluding Wardrobes (4.06m x 2.64m)

#### BEDROOM TWO

10' 8" x 10' 4" Excluding Wardrobes (3.25m x 3.15m)









**BEDROOM THREE**

8' 8" x 7' 9" (2.64m x 2.36m)

**BATHROOM**

8' 8" x 5' 9" (2.64m x 1.75m)

**GARAGE**

19' 6" x 8' 2" (5.94m x 2.49m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		