





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional four-bedroom executive detached family home, ideally situated on the highly sought-after Academy Drive, just off Lower Hillmorton Road. This prime location offers the perfect balance of convenience and tranquility, within walking distance of Hillmorton, Rugby town centre, and Rugby Railway Station, providing direct connections to London and Birmingham. The area also boasts an excellent range of local amenities, including shops, supermarkets, and the highly regarded Eastlands Primary School, rated 'Outstanding' by Ofsted.

This impressive home offers spacious, versatile, and beautifully presented accommodation arranged over two floors, having recently been enhanced with new flooring throughout. The property enjoys a contemporary finish and a light, airy feel throughout.

Upon entering, you are greeted by a bright and welcoming entrance hall with stylish tiled flooring, leading to a generously sized lounge perfect for relaxing or entertaining. The heart of the home is the modern kitchen/dining room, featuring sleek cabinetry, high-quality integrated appliances, and ample space for family dining. A separate utility room provides practical space for laundry and storage, while a versatile family room or study offers flexibility for home working or additional living space. A ground floor cloakroom/WC completes the downstairs accommodation.



To the first floor, the property continues to impress with four well-proportioned bedrooms, all benefiting from built-in wardrobes. The master bedroom features its own en-suite shower room, while the family bathroom boasts a contemporary three-piece suite finished to a high standard. The home further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys an enclosed rear garden offering a good degree of privacy-perfect for outdoor dining or family relaxation. To the front, a driveway provides ample off-road parking for several vehicles, leading to a single garage for additional storage or parking.

Offered to the market with no onward chain, this stunning home represents an ideal purchase for families seeking a modern, move-in ready property in one of Rugby's most desirable residential areas. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

LOCATION

Academy Drive is a highly sought-after residential address, tucked away just off Lower Hillmorton Road in one of Rugby's most desirable areas. This peaceful, well-established development offers an exceptional blend of modern living, community atmosphere, and excellent connectivity, making it a perfect choice for families and professionals alike.



Ideally positioned within easy walking distance of Hillmorton village, Rugby town centre, and Rugby Railway Station, residents enjoy convenient access to a wide array of local amenities. The nearby town centre offers a comprehensive range of high street and independent retailers, along with an excellent selection of cafés, restaurants, and leisure facilities.







Families are particularly well-catered for, with Eastlands Primary School-rated Outstanding by Ofsted-just a short stroll away. The area also falls within easy reach of Ashlawn High School, Paddox Primary School, Lawrence Sheriff Grammar School for Boys, Rugby High School for Girls, and the world-renowned Rugby School, offering outstanding education options at every level.

For commuters, the location is superb. Rugby Railway Station is approximately a 10–15 minute walk, providing fast and frequent services to London Euston (in under 50 minutes) and Birmingham New Street. Major road networks including the M1, M6, M45, and A45 are all easily accessible, ensuring seamless travel across the Midlands and beyond.

Outdoor enthusiasts will appreciate the abundance of nearby green spaces, including Winfield Recreation Ground and Caldecott Park, both ideal for walking, sports, and family recreation.

Combining a quiet, family-friendly setting with unbeatable access to local amenities, top-rated schools, and national transport links, Academy Drive represents one of Rugby's most attractive and convenient locations.

ENTRANCE HALL

14' 10" x 6' 9" (4.52m x 2.06m)

CLOAKROOM/WC

5' 0" x 4' 0" (1.52m x 1.22m)

LOUNGE

23' 0" x 11' 1" (7.01m x 3.38m)

FAMILY ROOM/ STUDY

10' 1" x 9' 0" (3.07m x 2.74m)

KITCHEN/DINER

16' 10" x 14' 0" (5.13m x 4.27m)

UTILITY ROOM

6' 0" x 5' 2" (1.83m x 1.57m)

FIRST FLOOR

BEDROOM

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

EN-SUITE

7' 1" x 4' 2" (2.16m x 1.27m)

BEDROOM

13' 1(max)" x 10' 1(to wardrobes)" (3.99m x 3.07m)

BEDROOM

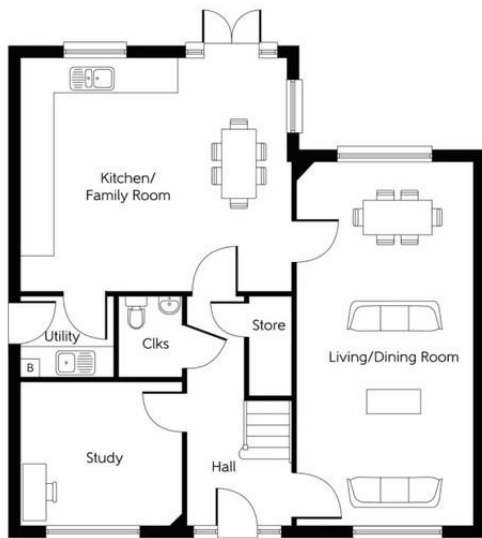
9' 10" x 9' 1" (3m x 2.77m)

BEDROOM

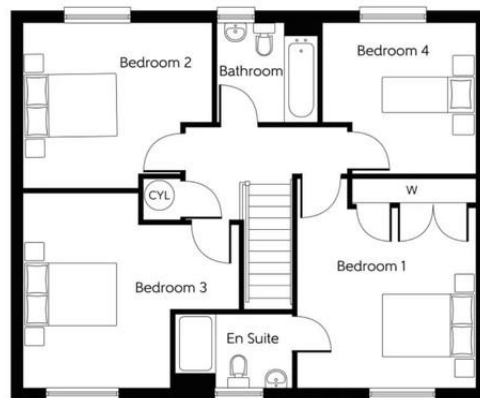
11' 0" x 10' 0(to wardrobes)" (3.35m x 3.05m)

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)



EDWARD KNIGHT
ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.