



EDWARD KNIGHT
ESTATE AGENTS

44 ASHLAWN ROAD, HILLMORTON, RUGBY, CV22 5ES

£290,000 GUIDE PRICE





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully refurbished and exceptionally well-presented three-bedroom home, ideally positioned in the highly sought-after area of Hillmorton, one of Rugby's most desirable residential suburbs.

This stunning turn-key property has been renovated throughout to an exceptional standard, combining high-quality finishes with a thoughtful and contemporary design. The refurbishment includes a brand-new central heating system, complete re-wiring, and the entire property has been replastered, creating a flawless finish. All internal woodwork has been replaced, complemented by solid oak doors and stylish new fittings that elevate the home's overall aesthetic.

The ground floor begins with a welcoming entrance hall, leading to a bright and spacious living room featuring a bay window that floods the space with natural light. The real heart of this home is the impressive open-plan kitchen and dining area, which has been refitted with a modern range of integrated appliances and a central island that serves as both a social and practical hub. A striking feature of this space is the dual-aspect log burner, perfectly positioned to provide warmth and ambience to both the kitchen and the adjoining sitting room, where French doors open out to the rear garden. Both reception areas are equipped with wall-mounted TV points, offering flexibility and modern convenience.

Upstairs, the property offers three generously sized double bedrooms, each tastefully decorated and finished to a high specification. The luxurious family bathroom has been fully refitted with contemporary sanitaryware, sleek tiling, and quality fixtures, creating a calm and elegant retreat.



Externally, this home continues to impress with a substantial and beautifully maintained rear garden. It features a large paved patio area, ideal for entertaining or relaxing outdoors, a well-kept lawn, and a large timber-framed shed, perfect for storage, hobbies, or as a potential workshop space.

With its outstanding presentation, modern upgrades, and prime location within the catchment area for highly regarded local schools such as Paddox Primary and Ashlawn, this property represents an exceptional opportunity for first-time buyers, young families, or professionals seeking a stylish, ready-to-move-in home in one of Rugby's most desirable areas.

LOCATION

Ashlawn Road is one of Rugby's most prestigious and well-regarded residential addresses, situated within the highly sought-after Hillmorton suburb on the eastern side of the town. This desirable location combines a peaceful suburban atmosphere with exceptional convenience, making it ideal for families, professionals, and commuters alike.

The area falls comfortably within the catchment for several of Rugby's most respected schools, including the ever-popular Paddox Primary School and Ashlawn School, both of which have built strong reputations for academic excellence and community engagement. Also within easy reach are Hillmorton Primary School (rated Outstanding by Ofsted) and the selective Lawrence Sheriff Grammar School. For those seeking independent education, the historic Rugby School, renowned worldwide, is just a short drive away.

Hillmorton and the surrounding area offer a wealth of local amenities to cater for daily needs and leisure pursuits. Residents enjoy access to supermarkets, a post office, traditional pubs, cafes, restaurants, and a range of independent shops and services, including hair and beauty salons, a veterinary practice, and a well-



equipped hardware store. The local Hillmorton Hotel and nearby eateries provide excellent social and dining options right on your doorstep.

Commuters benefit from superb transport links. Rugby railway station, located approximately three miles away, offers direct high-speed services to London Euston in as little as 49 minutes, as well as convenient connections to Birmingham, Coventry, and the wider Midlands. The M1, M6, A45, and A14 are all easily accessible, placing key regional and national destinations within easy reach.







For those who enjoy the outdoors, Ashlawn Road provides direct access to open countryside and scenic walking routes. The nearby Ashlawn Cutting Nature Reserve and Hillmorton Locks on the Oxford Canal offer beautiful green spaces for recreation, cycling, and dog walking, while an extensive network of footpaths and bridleways allows residents to explore Rugby's charming rural surroundings.

Rugby town centre is just a short distance away, offering an expanding mix of independent boutiques, national retailers, restaurants, and cafes, alongside vibrant bars and leisure facilities. The town continues to thrive as a popular destination for those seeking a balanced lifestyle-combining modern convenience with the charm and community feel of a traditional English market town.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14' 7" x 12' 1" (4.44m x 3.68m)

KITCHEN DINING ROOM

15' 7" x 13' 3" (4.75m x 4.04m)

SITTING ROOM

12' 3" x 10' 8" (3.73m x 3.25m)

FIRST FLOOR

MASTER BEDROOM

12' 3" x 12' 1" (3.73m x 3.68m)

BEDROOM TWO

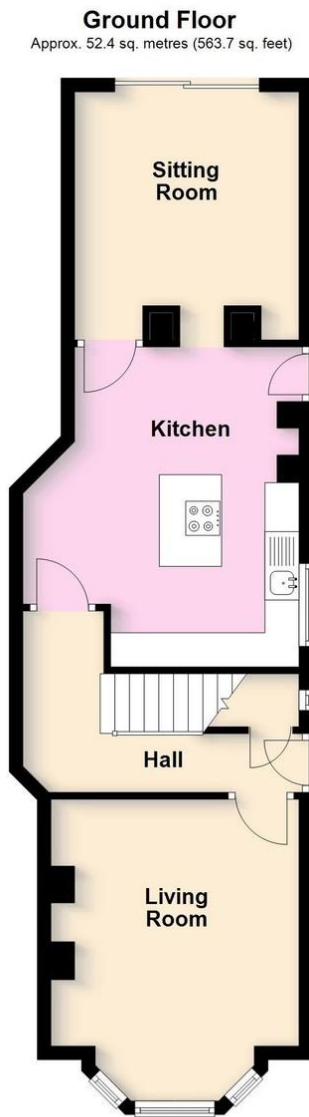
10' 10" x 12' 10" (3.3m x 3.91m)

BEDROOM THREE

10' 5" x 9' 0" (3.18m x 2.74m)

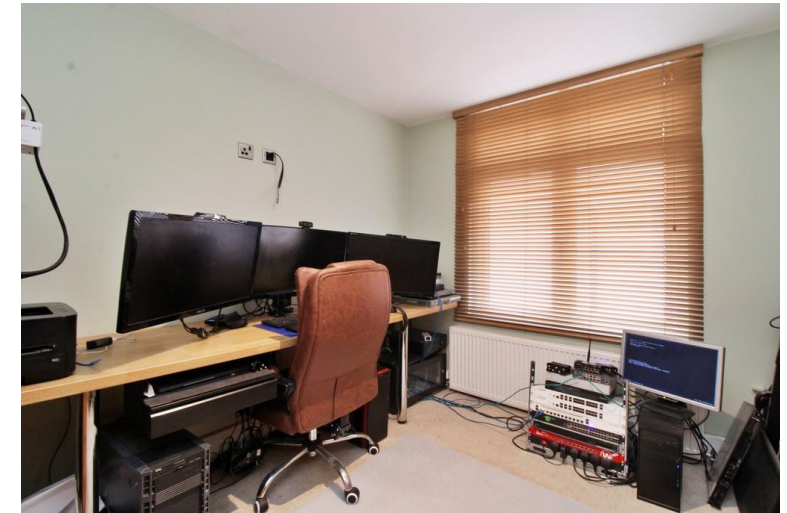
FAMILY BATHROOM

8' 1" x 5' 9" (2.46m x 1.75m)



Total area: approx. 103.2 sq. metres (1111.0 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		