



EDWARD KNIGHT
ESTATE AGENTS

12 WATTS LANE, HILLMORTON, RUGBY, CV21 4PE

£625,000





SUMMARY

AVAILABLE NOW An exciting collection of four high specification, architect designed detached properties in the popular Hillmorton area. Two three bedroom detached chalets and two three storey five bedroom houses are available. **RESERVE NOW** to avoid disappointment!

LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2 miles from Rugby railway station and 54 minutes from central London. Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

THE DEVELOPMENT

Positioned on Watts Lane in the ever popular Hillmorton area, this collection of four properties includes two five bedroom, three storey detached properties and two three bedroom two storey "chalets". All have exciting design features and are finished with weather sealed cedar wood and white rendered frontages. Because of the clever way the site is set out, all properties benefit from generous parking and relative privacy.

THE FIVE BEDROOM THREE STOREY HOME

The three storey properties sit proudly facing Watts Lane and comprise a large entrance hall that has double doors into a large lounge with multi-fuel burning stove which in turn opens into the dining/living area of



the kitchen. The hallway also gives access to the first floor via oak stairs with glass panels, a WC, services cupboard/store room, utility room and the kitchen which has a large central island and lantern roof to the dining/living area. This makes the ground floor living space even more light and airy. The first floor offers a two double bedrooms which are served by a large bathroom, and a master suite with en-suite shower room. The second floor offers two further double bedrooms, one of which would make a perfect entertaining/cinema/multi-media room. There is also a bathroom on the second floor. Outside you will enjoy plenty of private parking to the front and either a garage or garage sized brick outbuilding finished in white render, with power and light...

THE DESIGN

Designed to be contemporary in style and quality in finish, the developers have really focused on producing a high specification product that is not "gimmicky" but has style and substance. "Quooker" taps, Neff appliances and the latest extraction technology make the stylish, high specification kitchens comfortable for the home cook or those that simply like to entertain. Connectivity for solar panels, car charging points and an energy efficient heating system show a genuine commitment to the environment and low bills, whilst complimentary CCTV and alarms give peace of mind and offer convenience. The layouts of both properties are family focused, with gardens accessed via bifold doors from the kitchen/living space, ample wet room provision, finished to a high specification with "Aqualisa" showers, full tiling, and under-floor heating. Finished with white rendered frontages, grey powder coated aluminium windows and weather sealed cedar, the...

HEATING AND EFFICIENCY

Air source heating is provided by a highly efficient "Grant" air to water unit delivering under-floor heating to the ground floor and all wet rooms. Designer, bespoke anthracite radiators serve the first and second



floor bedrooms. All wet rooms have chrome heated towel rails. The ultra clean burning stoves offer guilt free winter evenings as they are DEFRA approved, even for use in smokeless areas.

OUTSIDE AND LANDSCAPING

The approach to the site is block-paved, with block-paved driveways for all properties. Gardens are enclosed by close-board fencing and offer lawns and patio areas which are accessible from the kitchen/living rooms. The layout of the site gives each property relative privacy to the front and rear and provides private parking/driveways that are





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