



EDWARD KNIGHT
ESTATE AGENTS

105 THE KENT, HILLMORTON, RUGBY, CV21 4NG





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this particularly well-maintained and extended three-bedroom bungalow, located in the highly sought-after area of Hillmorton.

Occupying an enviable plot with beautifully landscaped gardens to both the front and rear, this spacious bungalow is offered to the market with no onward chain. While the property would benefit from modernisation throughout, it has been exceptionally well cared for and is perfectly liveable in its current condition.

The accommodation comprises a welcoming entrance hall, an extended living/dining room, a refitted kitchen, and three well-proportioned bedrooms, with the principal bedroom benefiting from built-in furniture. There is also a family bathroom and a detached garage.

Externally, the front garden is mainly laid to lawn with established flower beds and is enclosed by a low brick wall. A spacious driveway provides off-road parking for several vehicles and access to the detached garage. The rear garden is a standout feature-private and beautifully maintained, it is mainly laid to lawn with mature trees and hedging. Facing west, it enjoys an abundance of evening sunshine, creating a peaceful and private outdoor space.



LOCATION

Hillmorton – A Thriving Suburb Offering Excellent Amenities and Outstanding Connectivity

Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences. Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway station, which provides swift and direct rail links to central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

Outstanding Education Opportunities

Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.



Local Lifestyle and Leisure

Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.





For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside. Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure and recreation. One particularly charming local feature is Hillmorton's 'Locks'-a picturesque canal-side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.

In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

ENTRANCE PORCH

ENTRANCE HALL

10' 9" x 6' 9" (3.28m x 2.06m)

LIVING DINING ROOM

25' 4" x 10' 5" (7.72m x 3.18m)

KITCHEN

9' 7" x 7' 4" (2.92m x 2.24m)

MASTER BEDROOM

13' 5" x 10' 5" (4.09m x 3.18m)

BEDROOM TWO

8' 2" x 10' 8" (2.49m x 3.25m)

BEDROOM THREE

9' 5" x 7' 7" (2.87m x 2.31m)

FAMILY BATHROOM

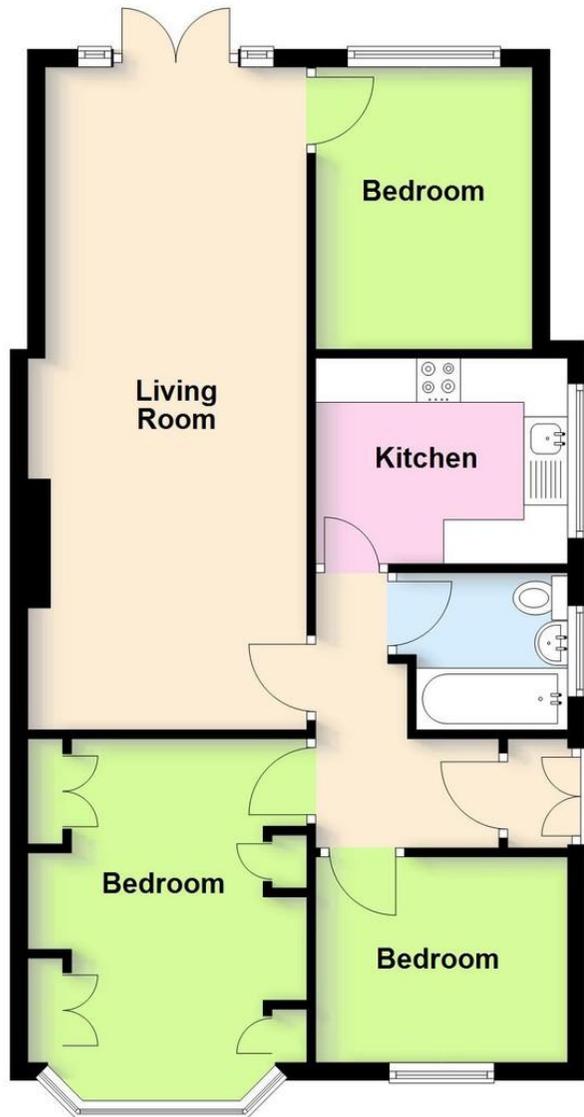
6' 7" x 6' 2" (2.01m x 1.88m)

OUTSIDE

DETACHED GARAGE

Ground Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 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		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		