



17 Willoughby Place, Rugby, Warwickshire, CV22 5JE

Guide Price £300,000

A three bedroom semi detached property with conservatory, single garage and off-road parking. This property is located in the popular residential area of Hillmorton within easy reach of schooling and local amenities.

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666

Email property@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

The property is situated on the Ashlawn Estate, located within the much sought-after area of Hillmorton, which is approximately 1.5 miles east of Rugby town centre. Local amenities include a post office, a selection of shops, supermarkets, public houses, churches, schools, and leisure facilities. The Great Central Walk, a designated nature reserve run by the Wildlife Trust, and is a popular destination for dog walking and family cycle rides, is easily accessible from the property. Junior schools include Paddox Primary School, English Martyrs, Eastlands, and Abbots Farm, while senior schooling is available at Ashlawn, Lawrence Sheriff and Rugby High School. Both Ashlawn School and Paddox Primary School are within walking distance of the property. Private education can be found just a short car or bus journey away at Bilton Grange Preparatory School, Crescent School, Rugby School and Princethorpe College. Hillmorton and Rugby are also well placed for the commuter, having excellent road and rail links, courtesy of the M1, M6, A45, A14 and A5. Rugby railway station also offers a frequent train service to London Euston in just under 50 minutes.

GROUND FLOOR

The property opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation including a useful understairs storage cupboard. Overlooking the front aspect, the sitting room has a lovely bay window, fitted corner shelf and a fireplace with wooden surround, marble hearth with gas fire inset which provides a focal point to the room. The L shaped kitchen is fitted with ceramic flooring and a variety of cream high gloss wall and base cabinets and drawers with work surface over. Integrated appliances include a fridge/freezer, integrated dishwasher, Neff electric oven and microwave and gas hob with extractor fan over. Off the kitchen a door leads to a spacious wet room which is fully tiled with attractive mosaic inserts and fitted with shower, WC, heated towel ladder and a pedestal wash hand basin with free standing vanity unit. An archway from the kitchen opens out to the dining room, which has double doors leading through into the conservatory which also has doors to the garden and can be accessed from the kitchen.

FIRST FLOOR

From the landing doors provide access to three bedrooms and the family bathroom. The principal bedroom overlooks the garden and benefits from a built-in wardrobe/storage cupboard. Bedroom two, which could also make a nice principal bedroom, has a bay window to the front aspect and features two sets of double fitted wardrobes. Bedroom three also overlooks the front and could alternatively be used as a study/home office or nursery. The family bathroom is fitted with wood effect vinyl flooring and is fully tiled throughout. The suite comprises of a panelled bath, pedestal wash hand basin and WC.

OUTSIDE

To the front of the property there is a paved area ideal for parking and a shared drive which leads to the garage where there is further parking. A wrought iron gate provides access to the garden, which has a patio which extends across the rear of the property, ideal for outdoor entertaining. The rear garden is enclosed by a combination

of brick-built walls and close board fencing and is mainly laid to lawn, with borders planted with established shrubs and trees including a variety of roses.

AGENTS NOTE

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

LOCAL AUTHORITY

Rugby Borough Council - Tel:01788-533533. Council Tax Band - C

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison. Contact Tel:01788-654666.

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

SERVICES

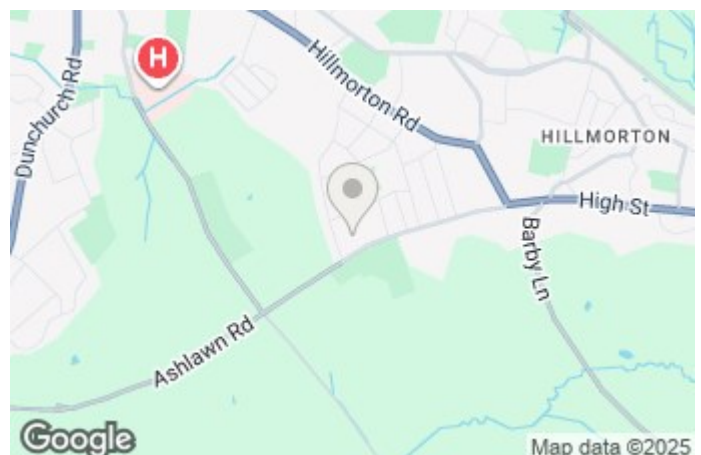
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



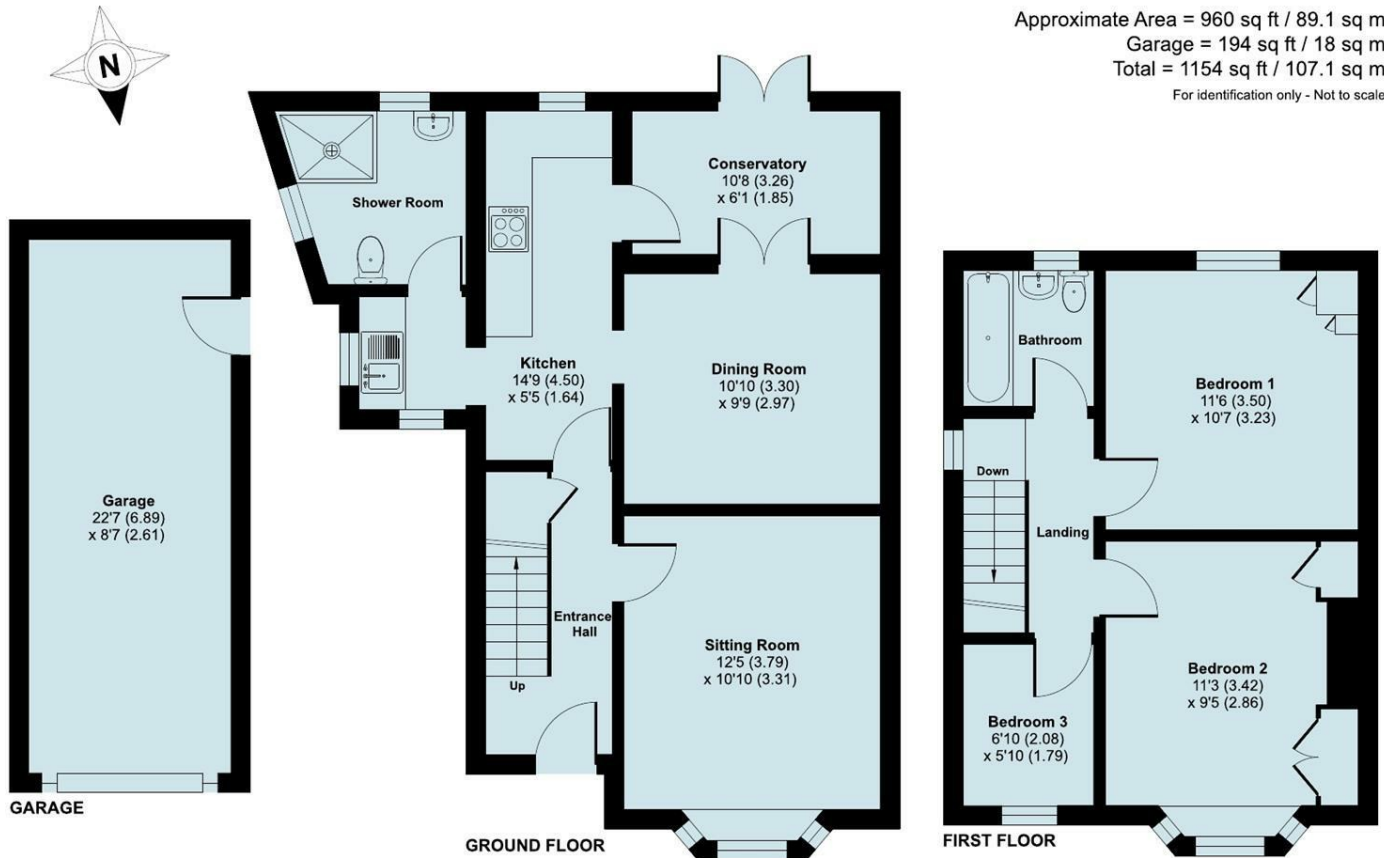
Willoughby Place, Rugby, CV22

Approximate Area = 960 sq ft / 89.1 sq m

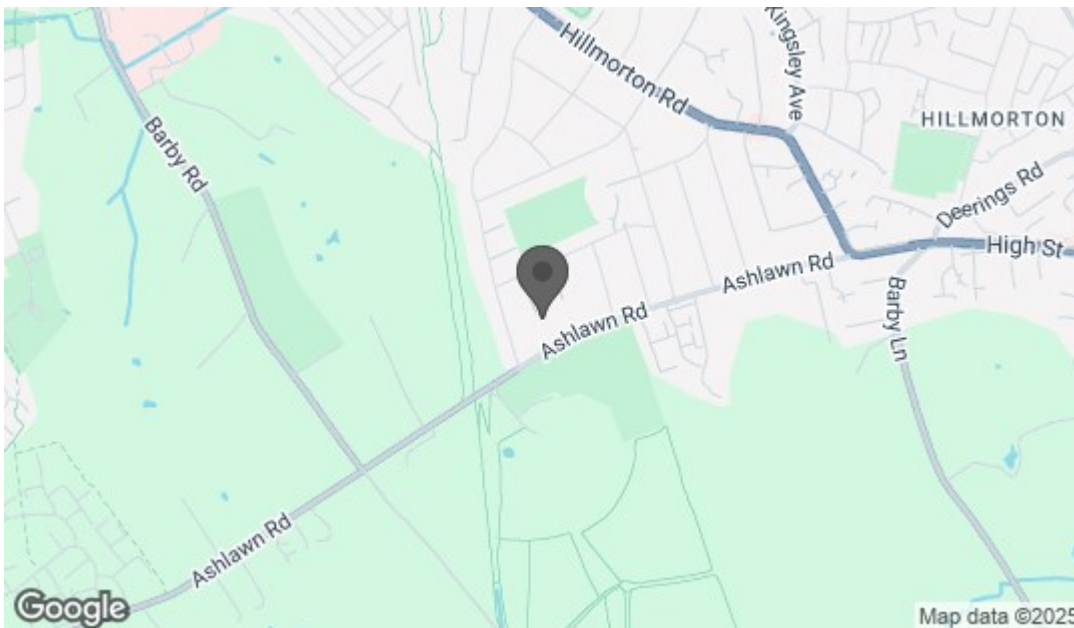
Garage = 194 sq ft / 18 sq m

Total = 1154 sq ft / 107.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Howkins & Harrison. REF: 1355841



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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