

Hill View, 24 Daventry Road, Kilsby, Rugby, Warwickshire, CV23 8XF

HOWKINS & HARRISON

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Guide Price: £460,000

A beautifully presented and thoughtfully extended four-bedroom detached family home, situated in the sought-after village of Kilsby. Offering generous and versatile living accommodation, the property benefits from ample off-road parking for several vehicles, a double garage, a low-maintenance rear garden and a heated conservatory, providing an excellent additional living space throughout the year. There are four well-proportioned bedrooms, including two spacious double bedrooms, an impressive principal suite to the first floor and a ground floor fourth bedroom, which could alternatively be used as a dining room or study.

Features

- Sought after village location
- Well presented throughout
- Spacious and well proportioned accommodation
- Generous entrance/reception hall
- Utility room and pantry
- Three bathrooms in total, one to the ground floor
- Ground floor fourth bedroom which could alternatively be used as a study or dining room/study
- Four bedrooms
- Impressive principal bedroom with en-suite
- Garage and driveway parking







Location

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village itself has two public houses, a pre-school and primary school, and a recreational field with children's play area. Further schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. There is an active social scene within the village with a number of organised community events. There are excellent road networks surrounding Kilsby giving immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.



Ground Floor

A spacious and welcoming entrance/reception hall provides an attractive introduction to the property, with stairs rising to the first floor, luxury vinyl wood effect flooring and doors leading to the ground floor accommodation. A distinctive brick-built recess with fitted shelving creates a characterful feature and is currently arranged as a stylish bar and relaxation area, with space for comfortable seating. This versatile area could equally be used as a study or reading space and is complemented by an attractive leaded window. A generously proportioned fourth bedroom/study/home office benefits from dual-aspect windows and offers excellent flexibility, with the potential to be used as a formal dining room or study. Its position adjacent to the ground floor bathroom makes it particularly suitable for multi-generational living or guest accommodation. The sitting room is a bright and inviting space, featuring a bay window to the front elevation together with additional windows to the side, allowing plenty of natural light. There is a continuation of the wood effect flooring from the reception hall, while a contemporary wall-inset electric fireplace provides an attractive focal point to the room. The ground floor bathroom is fitted with a bath with shower over, pedestal wash hand basin, WC and chrome heated towel radiator. Attractive wall panelling and vinyl flooring complete the room. The kitchen has been fitted in a contemporary style and features travertine-effect flooring together with a range of high-gloss wall and base units, cutlery and pan drawers and complementary work surfaces. Integrated appliances include a dishwasher and Rangemaster oven, with metro-style splashback tiling and a Falcon extractor fan. There is also space and plumbing for an American-style fridge/freezer. A useful walk-in pantry is accessed directly from the kitchen and is fitted with additional wall and base units and work surfaces, providing excellent storage. The adjoining utility room offers further high-gloss cabinetry, space and plumbing for additional appliances including a washing machine, and a heated towel ladder. A door from the kitchen opens onto the outside decked area, while double doors lead into the conservatory. Currently used as a dining room, the conservatory provides a pleasant outlook over the garden. It can also be accessed directly from the reception hall and features double doors opening onto the garden, creating an excellent connection between the indoor and outdoor living spaces.











First Floor

From the landing, attractive oak doors lead to the first-floor accommodation. The impressive and generously proportioned principal bedroom is open plan to its stylish open-plan en-suite area. Thoughtfully designed, the space is subtly divided by fitted mirrored wardrobes with tongue and groove detailing, which cleverly conceal the wash hand basin and WC. There is further wooden panelling to the wall and bespoke fitted shelving. A contemporary freestanding bath with wash stand creates a striking focal point within the en-suite area, complemented by wood-effect flooring. The bedroom also benefits from two useful storage cupboards. There are two further well-proportioned double bedrooms, both enjoying views over the front aspect. Bedroom two also benefits from useful under-eaves storage. The family bathroom comprises a wash hand basin, WC and glazed shower enclosure. Additional under-eaves storage provides further practical space.

Outside

To the front, gates open onto a generous gravelled driveway providing ample off-road parking for numerous vehicles and access to the double garage. Pedestrian gates lead through to the rear garden, which has been thoughtfully designed for ease of maintenance. A paved patio provides an ideal setting for outdoor dining and entertaining. Adjacent is an area laid to lawn and a Further outdoor seating and entertaining space is provided by a raised decked area, offering an additional spot to relax and enjoy the garden. The rear garden is fully enclosed by timber fencing, providing a good degree of privacy.











Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

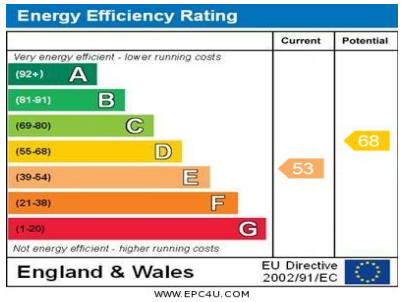
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

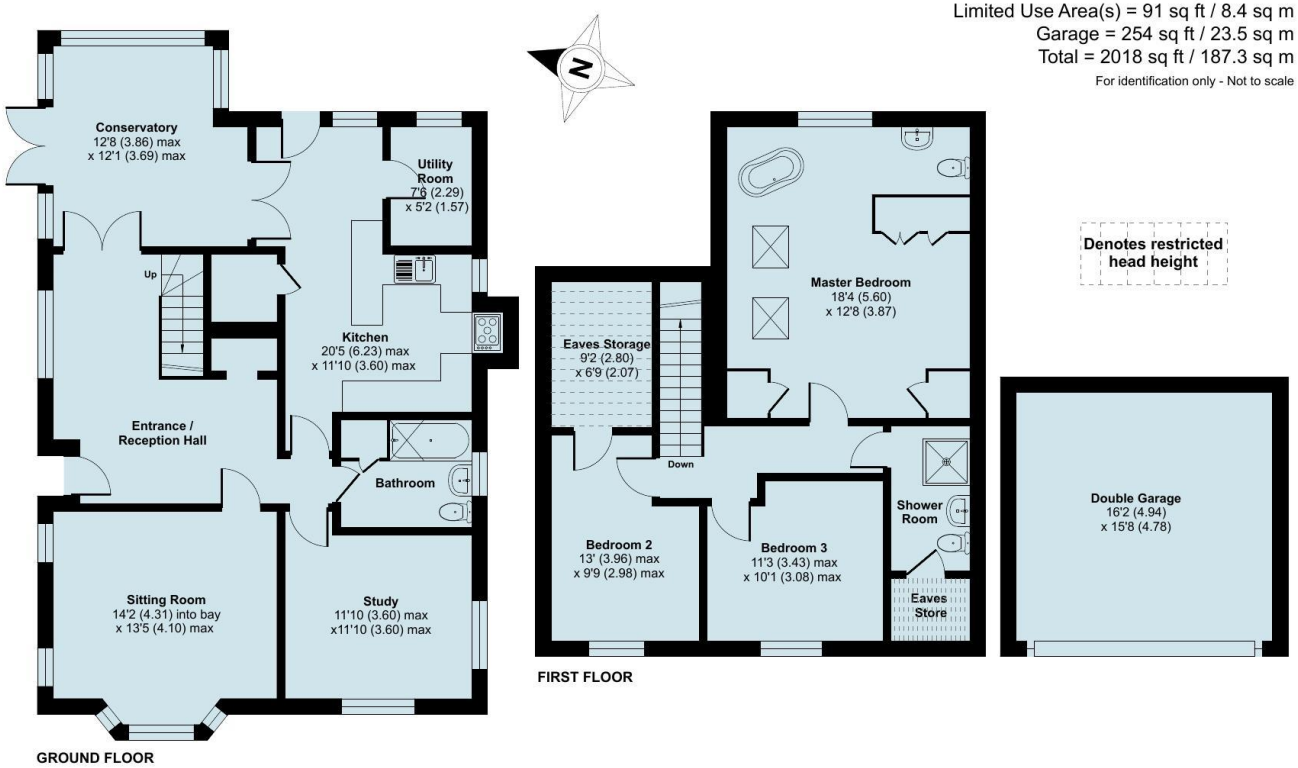
Local Authority

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – E.



Daventry Road, Kilsby, Rugby, CV23

Approximate Area = 1673 sq ft / 155.4 sq m
Limited Use Area(s) = 91 sq ft / 8.4 sq m
Garage = 254 sq ft / 23.5 sq m
Total = 2018 sq ft / 187.3 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). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1523369

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