



EDWARD KNIGHT
ESTATE AGENTS

25 BARTON ROAD, BILTON, RUGBY, CV22 7PT





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this rare opportunity to acquire a truly impressive and substantial four-bedroom detached family residence, occupying a prominent corner plot with beautifully maintained gardens. Situated in one of the town's most sought-after and desirable locations, this exceptional home offers generous accommodation, high-quality finishes, and outstanding kerb appeal.

The property has been meticulously maintained and fully modernised throughout, providing a perfect blend of contemporary living and classic family comfort. The ground floor accommodation comprises a welcoming and spacious entrance hall, an elegant living room featuring a charming bay window and feature fireplace, and a separate ground-floor study ideal for home working. An inner lobby with double doors leads through to the heart of the home: a superb open-plan kitchen, dining, and family room, designed for both everyday living and entertaining. Further benefits include a large utility room with internal access to the garage and a well-appointed guest WC.



To the first floor, the property offers four generously proportioned bedrooms. The principal bedroom is particularly impressive in size and benefits from a dedicated dressing area and a modern en-suite shower room. The remaining bedrooms are all spacious and well served by the family bathroom.

Externally, the property enjoys extensive and mature gardens to three sides, providing a high degree of privacy and versatility. The driveway offers ample off-road parking and leads to a single integrated garage, which can also be accessed directly from the utility room. The rear garden is predominantly laid to lawn and is complemented by established trees, shrubs, and planting, along with a large patio and entertaining area, garden shed, and additional outdoor space ideal for families and social gatherings.

Viewings for this fantastic property will be conducted via an open day on Saturday 14th March 2026. Early interest is strongly advised to avoid disappointment.

LOCATION

Barton Road is regarded as one of Bilton's most desirable and well-established residential roads, offering an attractive and peaceful setting while remaining exceptionally convenient for everyday living. The property is ideally located within comfortable walking distance of the centre of Bilton, a highly sought-after area known for its strong community atmosphere and excellent range of local amenities. These include independent shops, supermarkets, cafés, and well-regarded primary and secondary schools.

The nearby town of Rugby provides a wider selection of retail, leisure, and dining facilities, together with a mainline railway station offering fast and regular services to London Euston, Birmingham, and other major cities, making the



location particularly appealing to commuters. Rugby is also superbly connected by road, with easy access to the M1, M6, M45, and A14, allowing convenient travel across the Midlands and beyond.

The area is especially renowned for its outstanding educational provision, with an excellent choice of both state and independent schools in and around Rugby. These include Bilton Grange, Rugby High School, Lawrence Sheriff School, Princethorpe College, Bloxham School, and the







internationally renowned Rugby School.

Combining an established residential setting with excellent transport links, amenities, and schooling, Barton Road represents an ideal location for family living.

ENTRANCE HALL

15' 6" x 8' 3" (4.72m x 2.51m)

LIVING ROOM

14' 4" x 15' 10" (4.37m x 4.83m)

STUDY

INNER LOBBY

8' 1" x 9' 5" (2.46m x 2.87m)

UTILITY ROOM

12' 7" x 9' 8" (3.84m x 2.95m)

GUEST WC

4' 1" x 6' 6" (1.24m x 1.98m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

24' 1" x 27' 7" (7.34m x 8.41m)

FIRST FLOOR LANDING

9' 7" x 7' 9" (2.92m x 2.36m)

MASTER BEDROOM

16' 5" x 14' 8" (5m x 4.47m)

DRESSING ROOM

6' 6" x 8' 3" (1.98m x 2.51m)

EN SUITE SHOWER ROOM

6' 2" x 7' 6" (1.88m x 2.29m)

BEDROOM TWO

13' 10" x 12' 7" (4.22m x 3.84m)

BEDROOM THREE

12' 6" x 12' 4" (3.81m x 3.76m)

BEDROOM FOUR

7' 10" x 8' 5" (2.39m x 2.57m)

FAMILY BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m)

OUTSIDE

GARAGE

19' 4" x 8' 4" (5.89m x 2.54m)





Total area: approx. 199.1 sq. metres (2143.1 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	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		