



EDWARD KNIGHT
ESTATE AGENTS

30 WORDSWORTH ROAD, SHAKESPEARE GARDENS , RUUGBY , WARWICKSHIRE, CV22 6HY

OFFERS OVER £500,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial extended four-bedroom detached home, pleasantly situated within a quiet and established residential area of Rugby.

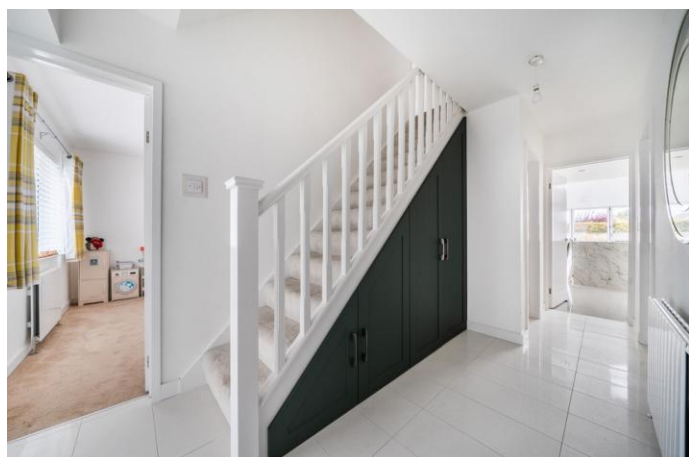
The property has been extensively renovated, remodelled and significantly enlarged over two storeys, resulting in an impressive and highly individual family home extending to approximately 1,668 sq ft of internal accommodation, plus a 177 sq ft garage. Particular attention has been given to creating outstanding living and entertaining space, with the magnificent open-plan kitchen, dining and family room undoubtedly forming the centrepiece of the property.

The accommodation is entered via a useful entrance porch, opening into a spacious hallway with attractive tiled flooring, excellent under-stairs storage and access to the principal ground-floor rooms.

To the front are two generous double bedrooms, providing considerable flexibility for larger or multi-generational families, those requiring guest accommodation, or buyers looking for dedicated home-working space. Also positioned on the ground floor is a particularly well-appointed bathroom, fitted with a contemporary suite including a freestanding bath and separate shower enclosure.

A separate sitting room provides a more intimate reception space away from the main family area and features a fireplace together with glazed sliding doors opening through to the impressive rear extension.

The real highlight of the home is undoubtedly the spectacular open-plan kitchen, dining and family room, which extends to approximately 28 ft in length and over 23 ft at its widest point.



This exceptional space has been designed around modern family living and entertaining and creates a genuine sense of occasion from the moment you enter.

The contemporary kitchen is fitted with an extensive range of sleek units complemented by striking work surfaces and integrated appliances to include dishwasher, induction hob, double oven, single oven with microwave and heated drawer and two fridge freezers there is a substantial central island providing further preparation space and a natural focal point to the room and it benefits from under floor heating. The sheer scale of the extension allows ample room for both substantial dining furniture and a comfortable family seating area, creating a wonderfully sociable space equally suited to everyday family life and entertaining on a much larger scale.

A striking series of large ceiling windows allows an abundance of natural light to flood into the room, further enhancing the impressive sense of space, while an extensive run of bi-folding doors spans the rear elevation, opening the accommodation directly onto the garden. During the warmer months, the doors can be opened to create a seamless connection between the kitchen/family room and the substantial paved terrace, providing a superb indoor/outdoor entertaining space.

The terrace itself is a particularly impressive feature, extending across a substantial area immediately behind the property and providing plenty of room for outdoor dining, seating and entertaining. Beyond the patio is a generous lawn with established planted borders, creating an attractive and mature backdrop to the house.

A separate utility room provides valuable additional storage and practicality and completes the principal ground-floor accommodation.



The first floor has also been extended and provides two further generous double bedrooms, positioned to either side of a stylish family bathroom. Combined with the two ground-floor bedrooms, the arrangement offers an unusually flexible four-bedroom layout that should appeal to a wide range of purchasers.

Externally, the property benefits from a substantial block-paved frontage, providing extensive off-road parking and access to the attached garage, which extends to approximately 25 ft in length.







LOCATION

Shakespeare Gardens is a quiet and well-established residential area of Rugby, popular for its peaceful setting while remaining conveniently placed for a wide range of local amenities. Rugby town centre is easily accessible, together with well-regarded schooling, shops and recreational facilities. The area is also well positioned for commuters, with Rugby railway station providing regular services to London Euston and Birmingham, while the nearby road network offers convenient access to the M1, M6 and A45.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact.

Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

Wordsworth Road, Rugby, CV22

Approximate Area = 1668 sq ft / 154.9 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1845 sq ft / 171.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1513204



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

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