



EDWARD KNIGHT
ESTATE AGENTS

157 LAWFORD LANE, BILTON, RUGBY, CV22 7QS

£575,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present to the market this exceptional four-bedroom detached family home, occupying an enviable plot within a quiet and highly desirable cul-de-sac position on Lawford Lane, Bilton, ideally situated on the edge of the popular Cawston Fields development. This particular setting is widely regarded as one of the most sought-after locations within the area, offering a peaceful residential environment while remaining conveniently placed for local amenities, schooling, and transport links.

Originally constructed in 1998 by the highly regarded William Davis Homes, the property has been extensively refurbished, upgraded, and modernised by the current owners, with significant investment made throughout to enhance both the quality of accommodation and the long-term efficiency of the home. The result is a beautifully presented property that combines generous family living space with modern comforts, energy efficiency, and future-proof features.

The ground floor accommodation is both welcoming and versatile, beginning with a spacious galleried entrance hall that creates an immediate sense of light and space. The principal living room is generously proportioned and features double opening doors leading directly onto the rear garden, providing a seamless connection between indoor and outdoor living. A particular highlight is the log-burning stove, installed in 2022, which adds both character and warmth to the home.



At the heart of the property lies the open-plan kitchen and dining room, which has been completely refitted in 2022, featuring a contemporary design complemented by high-quality quartz work surfaces. The space is further enhanced by a rear-facing bay window, flooding the room with natural light and making it ideal for family life and entertaining. Additional ground floor benefits include a separate utility room, a cloakroom/WC, and a ground floor study, which could alternatively be used as a fifth bedroom if required, offering excellent flexibility for home working or multi-generational living.

To the first floor, the property offers four well-proportioned bedrooms, all thoughtfully laid out and ideal for family occupation. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are

serv ed by a contemporary family bathroom, completing the first-floor accommodation.

Externally, the property occupies a larger-than-average plot for a home of this style and location, a feature that immediately sets it apart. To the front, there is substantial off-road parking, complemented by a detached double garage which has been further enhanced by the installation of new Hörmann insulated electric garage doors with remote operation, along with a replacement side access door. The rear garden is of a generous size, offering a private and well-maintained outdoor space, complete with a patio area and a covered gazebo with decking, constructed in 2025, creating an excellent setting for outdoor entertaining and year-round enjoyment. Additional improvements include the replacement of boundary fencing with concrete posts and new panels, ensuring privacy and longevity.

The home has also been significantly upgraded from an energy efficiency and infrastructure perspective. In 2022, a 6.32kW solar photovoltaic system comprising 16 panels, together with 10.24kW battery storage, was installed, providing impressive energy generation and reduced running costs. The recorded solar generation figures demonstrate consistent performance, producing 5,649.6 kWh in 2023, 5,114.7 kWh in 2024, and 5,930.9 kWh in 2025. Further improvements include the installation of a new gas boiler with all radiators replaced, an upgraded electrical consumer unit, and the addition of an electric vehicle charging point, ensuring the property is well-prepared for modern living and future requirements.

Additional upgrades include the replacement of rear and side elevation windows, along with new front and rear external doors in 2022, followed by front elevation window replacements in 2025, further enhancing both thermal efficiency and kerb appeal.

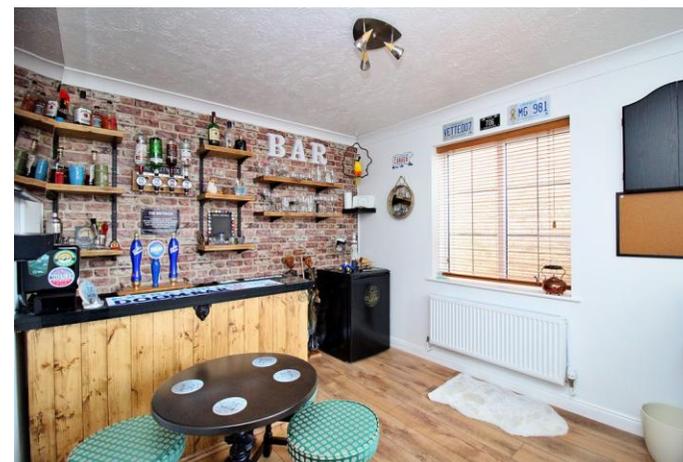
Overall, this is a superbly presented, heavily upgraded family home, offering generous accommodation, an excellent plot, high-quality finishes, and outstanding energy credentials, all set within one of Bilton's most desirable residential locations. Properties of this calibre, in such a well-regarded position, rarely come to the market and an internal viewing is strongly recommended to fully appreciate the quality, space, and lifestyle on offer.



LOCATION

The property is ideally positioned approximately two miles from Rugby Town Centre and Rugby Railway Station, which offers a high-speed rail service to London Euston in under 50 minutes, making it particularly attractive to commuters. Bilton also benefits from excellent road connectivity, with convenient access to the A45, M45, M1 and M6, ensuring ease of travel both locally and nationally.

Bilton Village itself is just a short walk from the property and retains a wealth of its original charm and character. At the heart of the village lies a picturesque village green, which is especially renowned in the spring months for its stunning display of crocuses, creating a highly regarded and much-loved local feature.







The village offers an excellent range of everyday amenities, including two supermarkets, two public houses – The George and The Black Horse – along with a doctor's surgery, dentist, chemist, hairdressers, beauty salon, and a variety of independent coffee shops and eateries. Additional conveniences include a traditional butcher and a strong sense of community, supported by four churches, most notably St Mark's Church, which dates back to the 14th century and adds further historical significance to the area.

The location is particularly well suited to families, with a wide selection of well-regarded schooling options nearby. Primary education includes Cawston Primary School, Bilton Primary School and Bilton Junior School, while private schooling is available locally at Crescent School and Bilton Grange Preparatory School. Secondary education is offered at Bilton School and Rugby Free School, with further outstanding state and private options available within Rugby itself, including the world-renowned Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys, all located within the town centre.



GROUND FLOOR

ENTRANCE HALL

GUEST WC

LIVING ROOM

22' 5" x 11' 10" (6.83m x 3.61m)

STUDY/GAMES ROOM

11' 0" x 9' 4" (3.35m x 2.84m)

OPEN PLAN KITCHEN DINING ROOM

20' 10" x 11' 4" (6.35m x 3.45m)

UTILITY ROOM

8' 9" x 5' 8" (2.67m x 1.73m)

FIRST FLOOR

MASTER BEDROOM

12' 8" x 11' 6" (3.86m x 3.51m)

EN SUITE SHOWER ROOM

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m)

BEDROOM THREE

9' 6" x 7' 1" (2.9m x 2.16m)

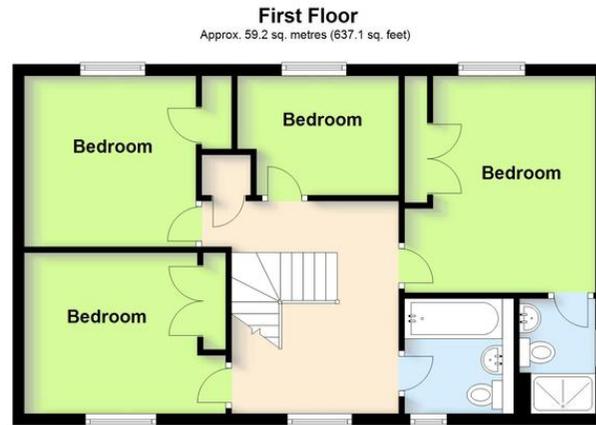
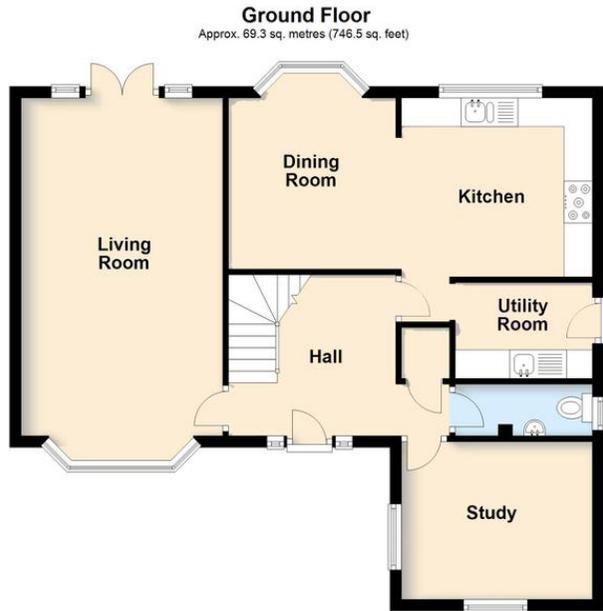
BEDROOM FOUR

12' 0" x 9' 4" (3.66m x 2.84m)

FAMILY BATHROOM

OUTSIDE

DETACHED DOUBLE GARAGE



Total area: approx. 128.5 sq. metres (1383.6 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 | 95 A | 95 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |