



EDWARD KNIGHT
ESTATE AGENTS

14 CROMWELL ROAD, RUGBY, CV22 5LP

£385,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional double bay-fronted Victorian residence, occupying a highly sought-after position on the ever-popular Cromwell Road, conveniently located on the outskirts of Rugby town centre.

Beautifully maintained and sympathetically modernised by the current owners, this impressive family home perfectly combines the timeless elegance and character of the Victorian era with the comfort and practicality of modern-day living. Retaining an abundance of original features throughout, the property offers spacious, light-filled accommodation that has been thoughtfully enhanced whilst preserving its period charm.

The accommodation begins with a stunning and welcoming entrance hallway, featuring an eye-catching Victorian-style tiled floor, high ceilings and an elegant feature staircase, immediately setting the tone for the quality found throughout the home.



To the front of the property is a generous living room, beautifully illuminated by a large bay window, with an attractive feature fireplace creating a wonderful focal point and a warm, inviting atmosphere. To the rear is a well-proportioned study overlooking the private rear garden, providing an ideal space for those working from home, a playroom or an additional reception room.

Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room, offering a superb space for both everyday family life and entertaining. The beautifully appointed kitchen provides an excellent range of fitted units, generous worktop space and ample room for dining, making it the perfect setting for both family meals and social occasions. A convenient ground floor WC completes the downstairs accommodation.

The first floor offers three spacious and beautifully presented bedrooms, all benefiting from high ceilings and an abundance of natural light. These are served by a beautifully appointed family bathroom featuring a bath with shower, pedestal wash hand basin and traditional high flush WC, perfectly complementing the property's Victorian character.

Externally, the property enjoys a delightful and private rear garden which has been lovingly maintained to provide an attractive outdoor retreat. The garden features a paved patio seating area, well-kept lawn and a variety of mature shrubs and established planting, creating the perfect space for relaxing or entertaining. To the rear of the garden is a detached brick-built garage, providing secure off-road parking, excellent storage or workshop potential.

This truly outstanding Victorian home presents a rare opportunity to acquire a beautifully presented period property in one of Rugby's most desirable residential locations. Early viewing is highly recommended to fully appreciate the



space, character and quality of accommodation on offer.

Viewings are strictly by appointment through Edward Knight Estate Agents, Regent Street Office.

LOCATION

Cromwell Road is a popular and well-established residential street in Rugby, ideally positioned between the town centre and Hillmorton. The location offers a convenient balance of everyday







amenities, schooling and transport links, making it a practical choice for families, first-time buyers and commuters alike.

Rugby town centre is within easy reach, offering a range of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby Hillmorton provides additional local conveniences and a well-regarded community feel. The area is also well placed for Rugby railway station, which offers direct services to London Euston, Birmingham and other major destinations.

Families are well catered for, with a selection of respected local schools nearby, including options in the Hillmorton area. The Queen's Diamond Jubilee Centre, local parks and recreational facilities are also easily accessible, providing plenty of opportunities for fitness and leisure.

Southfields Estate benefits from local bus services connecting the area with Rugby, Hillmorton, St Cross Hospital, Bilton Fields and Woodlands. Road links are also strong, with access to the wider motorway network via the M1, M6 and M45, making the location suitable for those travelling across Warwickshire, Northamptonshire and the wider Midlands.

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.

Cromwell Road, Rugby, CV22

Approximate Area = 1356 sq ft / 125.9 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1496 sq ft / 138.9 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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). © n/cheom 2026. EDWARD KNIGHT ESTATE AGENTS Produced for Edward Knight. REF: 1479418