



12 Longrood Road, Rugby, Warwickshire, CV22 7RG

HOWKINS &
HARRISON

12 Longrood Road,
Rugby, Warwickshire,
CV22 7RG

Guide Price: £700,000

A beautifully presented four bedroom detached property located in a sought after position, with parking for several vehicles, tandem garage and wonderful landscaped rear gardens. The property is ideally placed within walking distance of Bilton village and Rugby High School for girls.

Features

- Sought after residential location
- Four well proportioned bedrooms
- Principal bedroom with en-suite
- Open plan living/dining room
- Utility room
- Study
- Downstairs cloakroom
- Garden to front and rear
- Beautifully landscaped and well-tended rear garden
- Ample off-road driveway parking
- Tandem garage



Location

The property is located to the south of Rugby in the sought after Woodlands area which boasts a variety of independent shops and stores, supermarket, public houses and excellent schooling. It is conveniently located to nearby Bilton Village, a suburb of Rugby located about 1.5 miles south-west of the town centre. It comprises of much of the western half of the town, close to Sainsburys superstore and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School, Lawrence Sherriff School, and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, M45, A45 and a high speed train service direct to London Euston from Rugby Railway Station. There is also a regular bus service to Rugby Town Centre.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

From under a covered storm canopy, a composite door provides access into a spacious entrance hall, fitted with wooden flooring. Stairs rise to the first floor and doors lead to the ground floor accommodation, including a useful understairs cupboard providing an ideal place for coats and shoes. To the front of the property there is a nicely proportioned study with fitted shelving. The sitting room has an attractive bay window which overlooks the front aspect and features wooden flooring which extends through to the dining area, with the focal point of the room being a wall hung contemporary feature fireplace with granite hearth below. Bespoke bi-fold doors provide access to the open plan dining/family area with contemporary vertical radiators and patio doors which flood the room with lights and provide access to the rear garden. There is a useful storage cupboard to one side of the open archway which leads through into the kitchen, fitted with shaker style wall and base kitchen cabinets, including cutlery and pan drawers with complementing work surfaces over. Triple aspect windows afford plenty of natural light and fitted appliances include a Neff double oven, fridge, induction hob with extractor fan over and dishwasher. The utility room provides space for further appliances such as a washing machine, tumble drier and freezer, further cabinets and access to the cloakroom fitted with WC, grey high gloss vanity unit with wash hand basin over and heated towel ladder.





First Floor

A split level galleried landing provides access to four well proportioned bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and is fitted with wardrobes and wall hung cupboards to one wall, with matching chest of drawers. An oak door leads to the en-suite which is fitted with tiled effect vinyl flooring, a high gloss vanity unit with cupboards and wash hand basin inset, fitted mirror over, chrome and glass shower enclosure and WC with wall mounted flush. There are three further double bedrooms. Bedroom two overlooks the rear garden and is fitted with wardrobes and dressing table, along with a corner vanity unit with wash basin inset. Bedrooms three and four overlook the front aspect with bedroom three further benefiting from fitted wardrobes and drawers and an attractive bay window. The family bathroom has been fitted to a high standard with a vanity unit with wash hand basin inset and cupboards below, WC with wall mounted flush, shower enclosure and contemporary heated towel ladder.

Outside

To the front, the property is bound to the front by a low level brick built wall with established planted screening to each side. A spacious block paved drive extends through wrought iron gates to the garage and provides parking for numerous vehicles. The front garden is mainly laid to lawn with established planted shrubs and trees. The wonderful landscaped rear garden has been carefully tended over the years to offer colour through the seasons and is planted with borders offering a variety of mature shrubs and flowers such as Azalea, Rhododendron, Choisia, climbing roses and Honeysuckle. There is a spacious lawn, herb wheel and fruit trees including an apple tree producing Worcester Pearmain apples. A block paved patio provides an ideal area for outdoor entertaining.





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

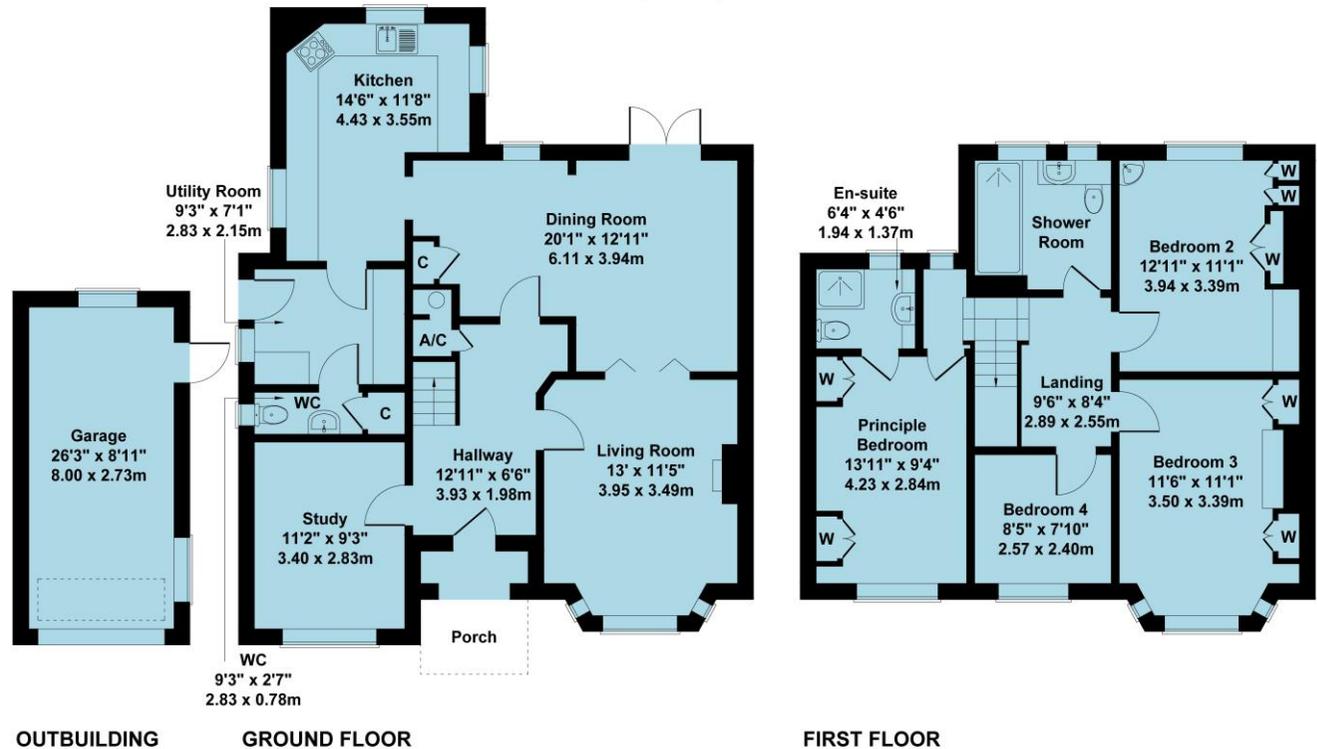
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.

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Approximate Gross Internal Area
1787 sq ft - 166 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Howkins & Harrison

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