



EDWARD KNIGHT
ESTATE AGENTS

8 MALT MILL CLOSE, KILSBY, RUGBY, CV23 8XN

OFFERS OVER £300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial and highly versatile three/four-bedroom semi-detached home, pleasantly situated within the sought-after village of Kilsby.

The property has been significantly extended and altered from its original design, providing an impressive amount of accommodation extending to approximately 1,105 sq ft, with the additional benefit of a detached garage measuring approximately 245 sq ft.

A particularly appealing feature of the property is the flexibility of the ground-floor accommodation. Alongside the generous living room and separate dining room is an additional sitting room, which could equally be utilised as a fourth bedroom, home office or playroom, making the property particularly well suited to families, those working from home or buyers requiring occasional ground-floor bedroom accommodation.

The property is entered via an entrance porch, which leads into the kitchen. Extending to approximately 19'4", the kitchen is fitted with a range of contemporary units and provides a generous amount of preparation and storage space.

The principal living room measures approximately 16'10" x 10'4" with wood burner, while the separate dining room provides another excellent reception space and features the staircase rising to the first floor. To complete the ground floor there is a refitted shower room. To the first floor there are three well proportioned bedrooms and a useful



W.c.

Externally, the property benefits from a driveway providing off-road parking and a front garden. To the rear is a predominantly paved garden designed with ease of maintenance in mind, providing ample space for outdoor seating and entertaining, together with established planting and covered side storage.

Another significant feature is the detached garage, which at approximately 19'8" x 12'6" is considerably larger than a typical single garage and offers excellent potential for parking, storage, a workshop or other uses, subject to any necessary consents.

Overall, this is a deceptively spacious and individual home offering considerably more accommodation than may initially be apparent from the front elevation. With three first-floor bedrooms, the potential for a fourth bedroom on the ground floor, three reception areas, a generous kitchen, off-road parking and a substantial detached garage, an internal viewing is highly recommended to fully appreciate the space and versatility on offer.

LOCATION

Kilsby is a highly regarded and well-established village situated on the Northamptonshire/Warwickshire border, offering an attractive combination of village living and excellent accessibility.

The village provides a range of everyday amenities, including a primary school, public houses, village hall, church and community



facilities, while a more comprehensive selection of shops, supermarkets, leisure facilities and services can be found in nearby Rugby and Daventry.

Kilsby is particularly well positioned for commuters, with convenient access to the A5, A14, M1 and M6 motorway networks. Rugby railway station is also within easy reach and provides regular services to London Euston and Birmingham, making the village a popular choice for those requiring good transport connections while enjoying a more rural setting.







The surrounding area offers a variety of countryside walks and recreational opportunities, while nearby Rugby provides an extensive range of schooling, shopping and leisure facilities.

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.

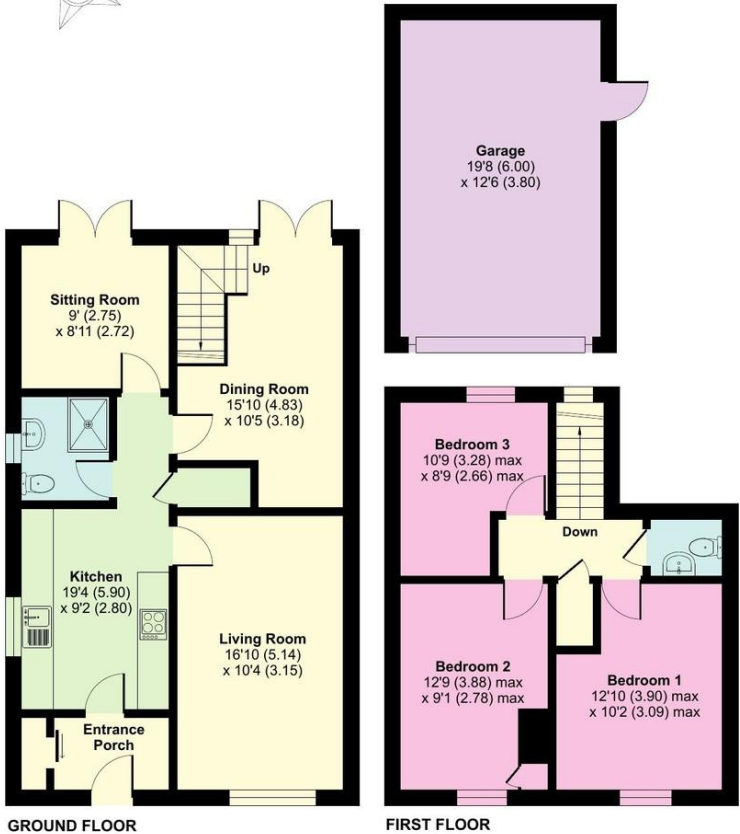
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

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.

Malt Mill Close, Kilsby, Rugby, CV23

Approximate Area = 1105 sq ft / 102.6 sq m
Garage = 245 sq ft / 22.7 sq m
Total = 1350 sq ft / 125.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1511127



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		