





Offers Over £335,000

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216 Bilton Road  
Bilton  
Rugby  
CV22 7DX

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EPC Rating '42'

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#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to bring to the market this truly exceptional and deceptively spacious two-bedroom end-of-terrace period residence, Lutterworth House. This outstanding home exudes timeless charm and character, retaining an abundance of original period features while having been tastefully and sympathetically modernised to the highest of standards. The result is a seamless blend of traditional elegance and modern luxury, offering an inviting and versatile living environment perfectly suited to contemporary lifestyles.



Beautifully positioned within a desirable and well-established residential area, the property enjoys close proximity to a wealth of local amenities. A wide range of independent shops, supermarkets, cafés, and restaurants are all within easy reach, as are several highly regarded schools catering for all age groups. Excellent transport links further enhance the appeal, with convenient access to Rugby town centre, the railway station offering



high-speed services to London Euston, and major road networks including the M1, M6, and A45.

#### Accommodation

Upon entering via the stunning original front door, you are greeted by a warm and welcoming entrance hall that immediately sets the tone for the home's character and quality. The ground floor features a beautifully presented lounge with a charming feature fireplace, providing a perfect space for relaxation. A second, equally elegant sitting room – also with a feature fireplace – offers additional living space and leads through to a superbly appointed kitchen. The kitchen has been thoughtfully designed with a range of contemporary fittings and integrated appliances and wood burner creating an ideal balance of functionality and style.

Flowing seamlessly from the kitchen is the magnificent Amdega orangery – a true highlight of the home. This light-filled and versatile space is perfectly suited for dining, entertaining, or simply enjoying views of the beautifully landscaped garden throughout the year. Completing the ground floor accommodation is a modern and well-appointed shower room.

To the first floor are two generously proportioned double bedrooms, each tastefully decorated and featuring attractive period fireplaces that echo the property's heritage. The spacious family bathroom is fitted with a contemporary four-piece white suite, combining modern luxury with



practicality.

#### External Features

Externally, the property continues to impress. The beautifully maintained rear garden offers a delightful and private outdoor retreat, featuring well-established perennial and shrub borders that provide colour and interest throughout the seasons. Multiple patio and seating areas create an ideal setting for entertaining guests, alfresco dining, or simply relaxing in a peaceful environment.

At the rear of the garden stands an impressive two-storey outbuilding, offering excellent flexibility. This space presents an outstanding opportunity to create a dedicated home office, artist's studio, gym, or tranquil garden retreat – adaptable to suit a variety of lifestyle requirements.

Lutterworth House represents a rare opportunity to acquire a truly unique and beautifully finished period home that successfully marries historical character with contemporary living. Properties of this calibre and charm seldom become available, and early viewing is strongly recommended to fully appreciate the quality, space, and individuality this remarkable home has to offer.

#### LOCATION

Bilton is a highly sought-after residential village situated approximately two miles from Rugby Town Centre and the mainline Rugby Railway Station, which provides a high-speed service to London Euston in under 50 minutes. The village enjoys excellent connectivity,





Tenure: Freehold

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Council Tax Band:

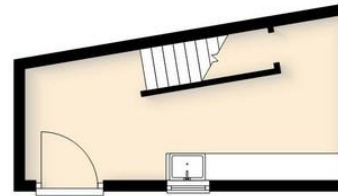
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Local Authority:

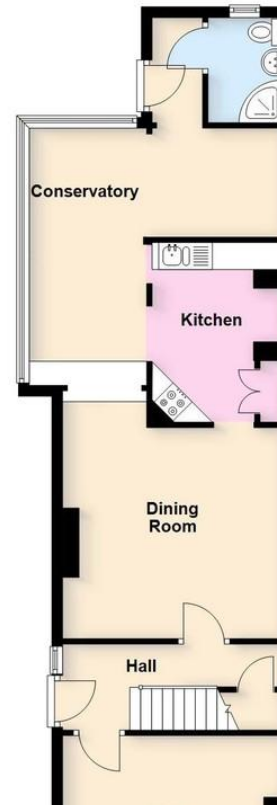
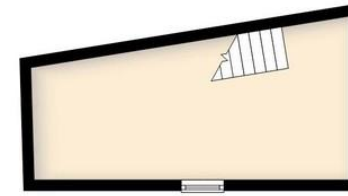
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	42 E	
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 69.4 sq. metres (747.1 sq. feet)



**First Floor**  
Approx. 46.6 sq. metres (501.7 sq. feet)



## Rugby

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Warwickshire  
CV21 2PY

## Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements