

Property Details

112 Carlton Road, Bilton, Rugby,
Warwickshire, CV22 7PE

Guide Price **£425,000**



Property Photos

112 Carlton Road, Bilton, Rugby, Warwickshire, CV22 7PE



Creation Date
13/04/2026

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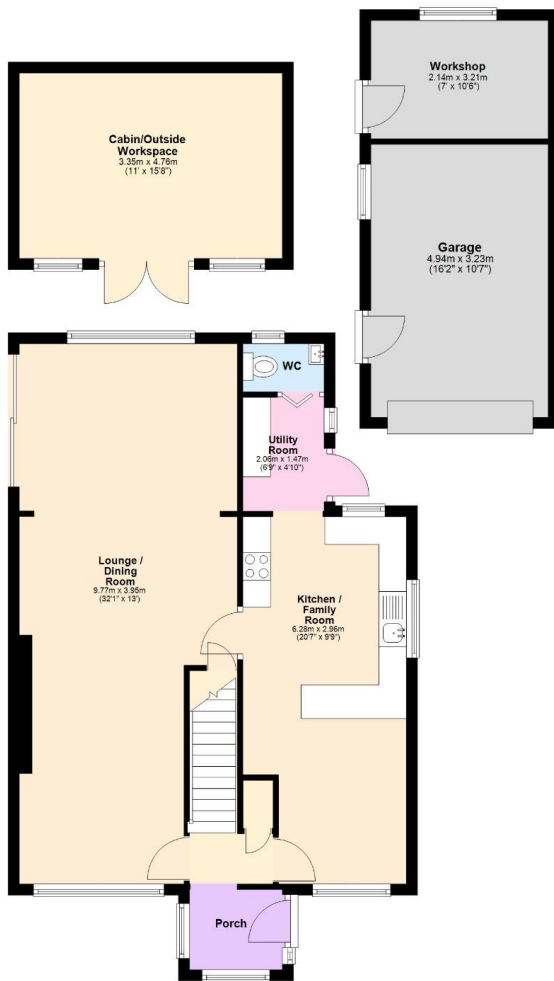


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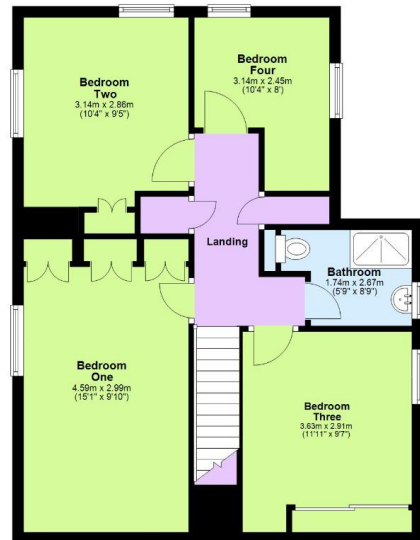
Property Floor Plans

112 Carlton Road, Bilton, Rugby, Warwickshire, CV22 7PE

Ground Floor



First Floor



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Property Info

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Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

2

Receptions

2

Tenure Type

Freehold

Floor Area

-

Agency Type

Sole

Parking

Garage

Type

Sales

Electricity

Mains Supply

Creation Date

13/04/2026

Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£425,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

13/04/2026

Property Features

112 Carlton Road, Bilton, Rugby, Warwickshire, CV22 7PE

Feature 1

Beautifully Presented Four Bedroom Detached Home In The Bilton Area Of Rugby

Feature 2

Large Garden With Separate Cabin As A Work From Home Option

Feature 3

Driveway And Tandem Garage

Feature 4

Stunning Open Plan Kitchen Family Room

Feature 5

Downstairs Wc And Utility Area

Feature 6

Situated In A Quiet Cul De Sac Location

Feature 7

Gas Central Heating With A New Combination Boiler October 2024

Feature 8

Close To Local Amenities And Schools

Feature 9

Potential To Extend Further

Feature 10

Within Easy Reach Of Major Road And Rail Links

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Four Bedroom Detached Property For Sale In Bilton Rugby

Four Bedroom Detached Home For Sale in Bilton, Rugby.

Dont judge a book by its cover from the front, this home looks like a neat, modest detached property, but step inside and youll quickly realise theres far more space on offer than you might imagine.

Tucked away in a quiet cul-de-sac in the ever-popular Bilton area, this is a home that offers a real sense of peace and privacy, while still being brilliantly connected for day-to-day life.

The layout works really well here. A welcoming central entrance hall sets the tone, with the staircase neatly positioned and useful storage for coats and shoes. From here, the ground floor flows naturally from one space to the next.

The main lounge/diner is a fantastic, light-filled room thanks to its dual-aspect windows and large patio doors opening straight out onto the garden. Its a space that feels bright, airy, and easy to live in - whether youre relaxing in the evening or hosting friends and family.

The kitchen has been replaced with a modern, fresh design and is very much the heart of the home. With a breakfast bar and space for a sofa, its ideal for busy family life or more relaxed, sociable evenings.

Theres also a handy utility area, downstairs WC, and side access - practical touches that make a big difference.

Upstairs, youll find four well-proportioned bedrooms and a family bathroom. The main

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bedroom benefits from fitted wardrobes and a lovely outlook over the garden. There's also easy loft access via a pull-down ladder, offering excellent additional storage, while the airing cupboard houses a recently replaced gas combination boiler.

Outside is where this home really comes into its own.

The south-west facing rear garden is a real highlight – private, established, and full of mature shrubs and trees. It's the kind of space you can genuinely enjoy throughout the day, especially in the morning and afternoon sun.

Tucked away within the garden is a fantastic wooden cabin. Whether you're working from home, need a hobby space, or simply want somewhere to escape to, it's a brilliant addition that gives this home an extra layer of flexibility.

The tandem garage is another great feature – perfect for storage, a workshop, or for anyone who enjoys a bit of tinkering – along with ample off-road parking to the front.

Location-wise, Bilton is always a popular choice – and for good reason.

Living here means you're part of a vibrant village community. Bilton has everything you could possibly need on your doorstep: a post office, Tesco and Co-op, butchers, bakers, a café, two pubs, pharmacy, hairdresser, beautician, dog groomer, and even the ever-popular Cheese on the Green. The village green is a delight all year round – filled with crocuses in spring and hosting a Christmas tree each December, thanks to the local shop owners.

There are also sports clubs, a bowls club, tennis courts, and a regular bus service into town, so you're never short of things to do.

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The local schools are all within easy walking distance.

For commuters, Rugby is extremely well positioned. You're just a short drive from the town centre and Rugby railway station, where you can catch fast trains into London Euston in under an hour. Road links are equally convenient, with easy access to the M1, M6 and A5.

This lovely home is immaculate as it stands, but also offers the space and potential to adapt it to your needs and a location that balances quiet living with everyday convenience.

Definitely worth a look.

TENURE: Freehold

COUNCIL TAX BAND: D

EPC: D

The approximate room measurements are:

GROUND FLOOR

LOUNGE / DINING ROOM

9.77m x 3.95m (32' 1" x 13' 0")

KITCHEN / FAMILY ROOM

6.28m x 2.96m (20' 7" x 9' 9")

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PORCH

1.68m x 1.45m (5' 6" x 4' 9")

UTILITY ROOM

2.06m x 1.47m (6' 9" x 4' 10")

CABIN / OUTSIDE WORKSPACE

4.76m x 3.35m (15' 8" x 11' 0")

GARAGE

4.94m x 3.23m (16' 2" x 10' 7")

WORKSHOP

3.21m x 2.14m (10' 6" x 7' 0")

FIRST FLOOR

BEDROOM ONE

4.59m x 2.99m (15' 1" x 9' 10")

BEDROOM TWO

3.14m x 2.86m (10' 4" x 9' 5")

BEDROOM THREE

3.63m x 2.91m (11' 11" x 9' 7")

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BEDROOM FOUR

3.14m x 2.45m (10' 4" x 8' 0")

BATHROOM

2.67m x 1.74m (8' 9" x 5' 9")

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