



EDWARD KNIGHT
ESTATE AGENTS

55A BAWNMORE ROAD, BILTON, RUGBY, CV22 7QJ





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this substantial and beautifully appointed detached residence, ideally situated on the ever-popular Bawnmore Road, widely regarded as one of the area's most prestigious addresses.

Occupying an enviable position behind secure gated access, the property sits on a generous plot with a sizeable driveway providing ample off-road parking, creating an immediate sense of exclusivity and curb appeal.

Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the well-balanced accommodation that follows. The principal living room is both elegant and inviting, featuring a charming fireplace and a bay window that overlooks the attractive frontage. A separate dining room enjoys views over the rear garden, offering an ideal setting for both formal entertaining and family gatherings.

At the heart of the home lies a stunning extended kitchen, thoughtfully designed and refitted to a high specification. It boasts a comprehensive range of contemporary units, a double oven, and a variety of integrated appliances, all centred around a stylish island. A striking A-frame style window provides a wonderful architectural feature, flooding the space with natural light while offering delightful views over the rear garden.



Further enhancing the ground floor is a practical utility room, a conveniently located WC, and a generously sized study-perfect for home working or additional flexible living space.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a large, well-appointed en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with a private rear garden, thoughtfully arranged with a patio area and a well-maintained lawn-ideal for outdoor entertaining and relaxation. A single garage further complements the home.

This outstanding property offers a rare opportunity to acquire a distinguished family home in one of the area's most sought-after locations, combining space, style, and privacy in equal measure.







LOCATION

Banwmore Road is regarded as one of Bilton's most charming and established residential roads, offering a peaceful setting while remaining exceptionally well connected. The property is ideally positioned within comfortable walking distance of the centre of Bilton, a highly sought-after area known for its strong community feel and excellent range of local amenities, including independent shops, supermarkets, cafés and well-regarded schools.



The nearby town of Rugby provides a wider selection of retail, leisure and dining facilities, together with a mainline railway station offering fast and regular services to London Euston, Birmingham and other major cities, making the location particularly attractive to commuters. Rugby is also well served by a network of major road links, including the M1, M6, M45 and A14, providing convenient access across the Midlands and beyond.



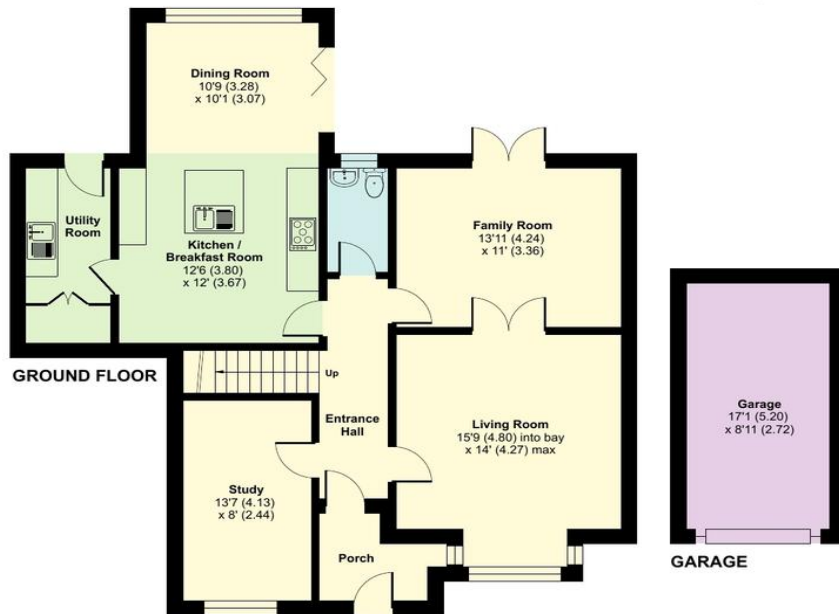
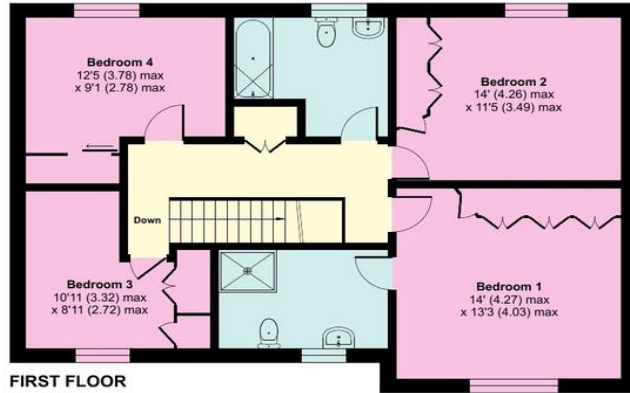
The area is especially renowned for its outstanding educational provision, with an impressive choice of both state and independent schools in and around Rugby. These include Bilton Grange, Rugby High School, Lawrence Sheriff School, Princethorpe College, Bloxham School and the internationally renowned Rugby School.

This desirable location combines charm, convenience and access to excellent transport links and schooling, making it an ideal setting for family living.

Bawnmore Road, Rugby, CV22

Approximate Area = 1886 sq ft / 175.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 2038 sq ft / 189.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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). © nchecom 2026. Produced for Edward Knight. REF: 1438117