



26 Berrybanks, Rugby, Warwickshire, CV22 7JJ

HOWKINS &  
HARRISON

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Warwickshire, CV22 7JJ

Guide Price: £325,000

Situated in a quiet cul-de-sac, this attractive townhouse offers a perfect blend of comfort and modern living over three floors, ideal for families or those seeking extra space. The property boasts three double bedrooms, one with en-suite, an open plan kitchen/dining room, while a separate sitting room offers a cosy space to relax. Additional features include a garage and extra parking to the side of the property. For those who appreciate the outdoors, the property is ideally situated adjacent to Cawston Greenway, offering picturesque countryside walks on your doorstep.

### Features

- Popular residential location
- Situated in a quiet cul-de-sac
- Ideally situated with direct access to Cawston Greenway
- Three storey
- Three double bedrooms
- Master with en-suite shower room
- Open plan kitchen/dining room
- Downstairs cloakroom
- Separate sitting room
- Driveway parking and single garage
- Enclosed rear garden



## Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. It is ideally placed to access major road networks including the A45, M45, M1 and M6. The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century. Schooling is available at Bilton Primary School and Bilton Junior School, with independent options offered by Crescent School and Bilton Grange Preparatory School. Secondary education is available at Bilton School which is a mainstream, state funded senior school for boys and girls. Grammar school options include Rugby High School for Girls and Lawrence Sheriff in nearby Rugby.



## Ground Floor

The property opens into a welcoming entrance hall featuring attractive wooden flooring, stairs rising to the first floor and doors leading to the ground floor accommodation. There is also the added benefit of a convenient downstairs cloakroom and a useful understairs storage cupboard. The heart of the home is the open-plan kitchen/dining room, extending from the front to the rear of the property—ideal for both everyday family living and entertaining. The kitchen is fitted with a range of modern eye ad base level units incorporating numerous cupboards and drawers, complemented by work surfaces and elegant herringbone wooden flooring. There is a seated breakfast bar along with there being ample space for a dining table and chairs. Integrated appliances include a double electric oven and a four ring gas hob with extractor hood above. There is space with plumbing for a washing machine, dishwasher and an American style fridge/freezer. A door to the side provides access to the garden. The sitting room creates a welcoming atmosphere with an Adams style fireplace with gas fire providing a focal point to the room. This light-filled room benefits from a window to the front and French doors to the rear, creating a bright and airy feel while providing direct access to the rear garden.



## First Floor

The first floor offers well-balanced accommodation, comprising of two generous double bedrooms, both benefiting from dual aspect windows to the front and rear, allowing for an abundance of natural light throughout. The family bathroom is fitted with a modern white suite, including a panelled bath with glass shower screen and shower over, WC, and a wall-mounted wash hand basin, complemented by stylish mosaic wall tiling.

## Second Floor

Occupying the second floor, the impressive master suite provides a peaceful and private retreat. This spacious room features built-in wardrobes and a contemporary en-suite shower room. A combination of multiple aspect windows and Velux skylights ensures the space is wonderfully bright and airy, creating a truly inviting atmosphere.



## Outside

To the front, attractive slate chipping border the property with a pathway leading to the front door to the side of which is a gravelled area offering vehicular parking and a wooden pedestrian gate offers access to the garden. The fully enclosed rear garden is mainly laid to lawn, bordered by mature planting, creating a private and inviting outdoor space. A paved patio area immediately to the rear of the property is perfect for al fresco dining, relaxing, or entertaining family and friends. To the left, located just before the approach to the private road leading to the property, is a row of three garages. The middle garage is allocated to 26 Berrybanks, offering the added benefit of a convenient parking space directly in front.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

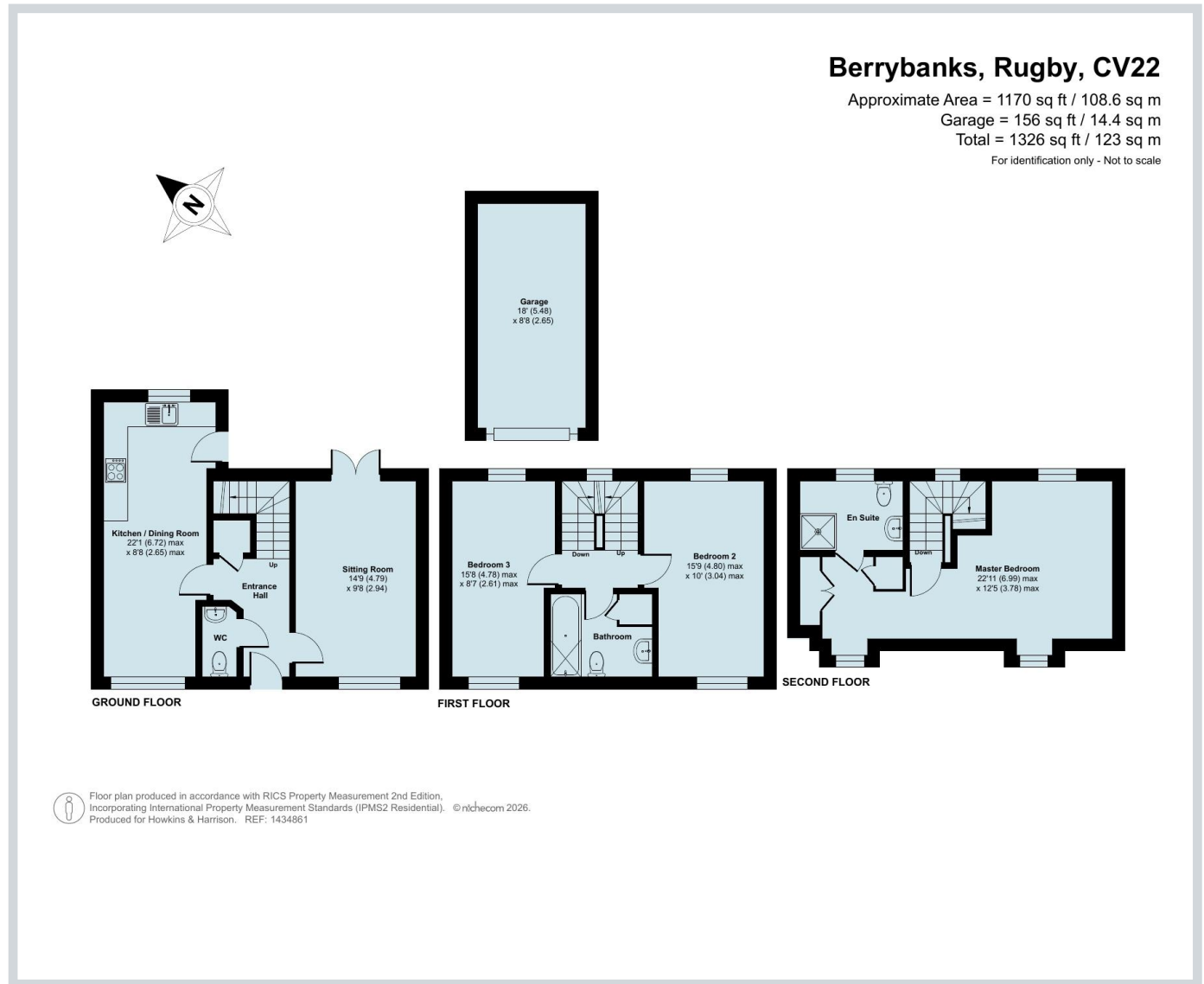
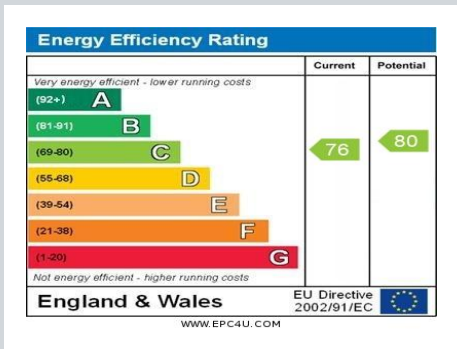
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – D.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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