Hampden Way, Rugby, Warwickshire
Price Guide £425,000

crowhurst gale

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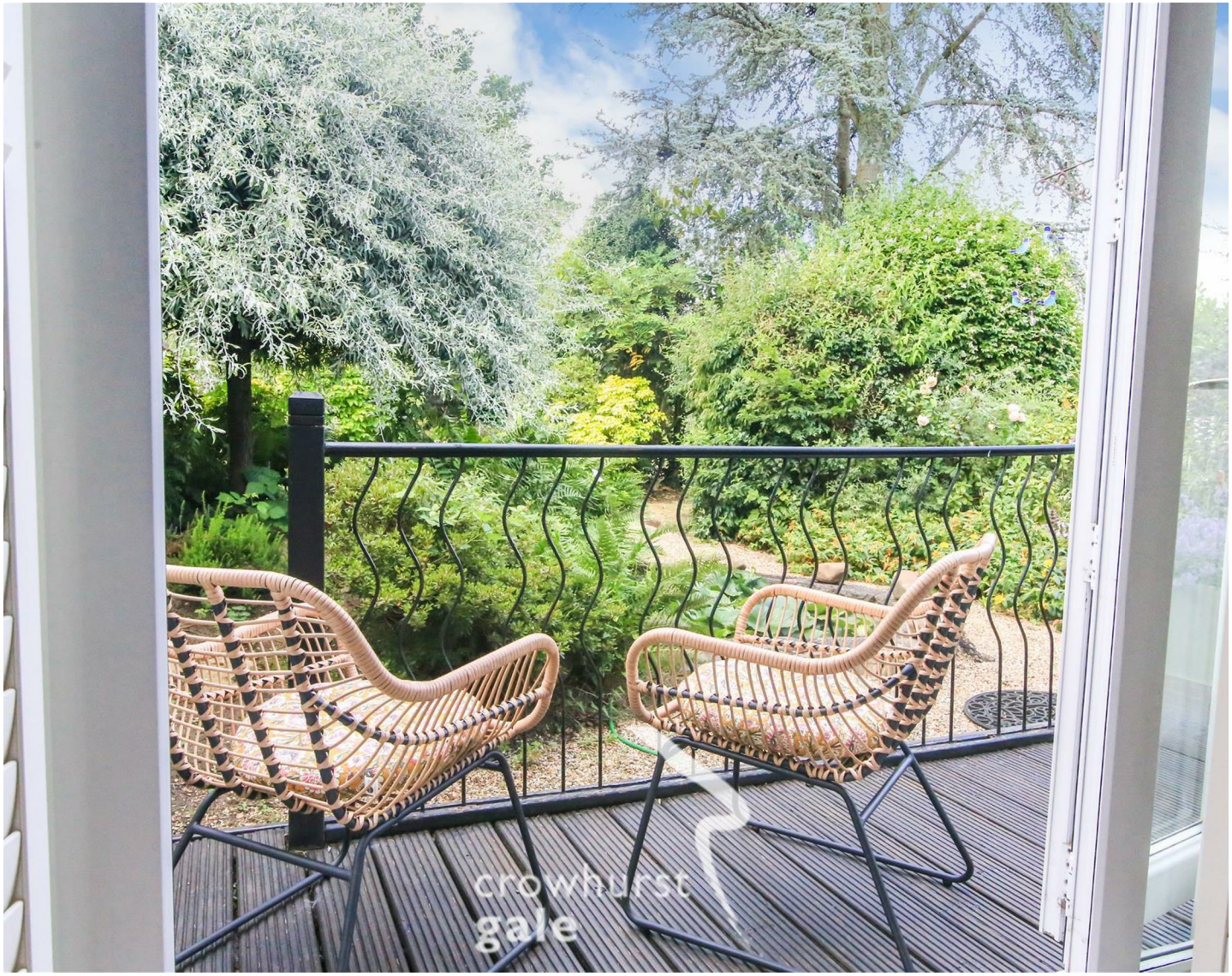
Crowhurst Gale are delighted to present this exceptionally refurbished and thoughtfully extended Georgian residence, which seamlessly combines period elegance with contemporary living. This beautifully maintained family home offers a wealth of character and charm throughout its spacious accommodation, making it a truly unique and inviting property. Occupying a substantial mature plot that enjoys a tranquil outlook overlooking Alwyn Road Park, the property benefits from a private and serene setting rarely found so close to town amenities. The rear garden features a versatile summerhouse, ideal for use as a home office, studio, or garden retreat, as well as off-road parking for two vehicles, enhancing both convenience and functionality. Early Viewing Recommended

Accommodation Overview:
Internally, the property boasts a high specification kitchen, fitted with premium fixtures and appliances, which adjoins a bright and airy breakfast/sun room. This versatile space offers delightful views over the private rear garden and provides the perfect spot for casual dining or relaxing while enjoying natural light.
The ground floor further comprises:
Three generously proportioned reception rooms, each offering flexible living options to suit modern family life, whether for formal entertaining, relaxing, or play areas. A convenient ground floor cloakroom, thoughtfully designed to enhance day-to-day living. Upstairs, the first floor is home to: Three double bedrooms, each spacious and well-appointed to accommodate restful living A stylish family shower room, complemented by an adjoining laundry room providing practical utility space.



Accommodation
ENTRANCE HALL 16' 8" x 9' 2" (5.08m x 2.79m) MAX

LIVING ROOM 14' 8" x 12' 6" (4.47m x 3.84m)

DINING ROOM 12 ' 2" x 12' 3" (3.71m x 3.73m)

STUDY 9' 6" x 8' 2" (2.9m x 2.49m)

CLOAKROOM 4' 2" x 4' 7" (1.27m x 1.4m)

KITCHEN 7' 8" x 12' 2" (2.34m x 3.73m)

BREAKFAST/SUN ROOM 12' 7" x 6' 3" (3.84m x 1.91m)

FIRST FLOOR

LANDING 8' 8" x 16' 7" (2.64m x 5.05m)

MASTER BEDROOM 15' 0" x 12' 3" (4.57m x 3.73m)

BEDROOM TWO 11' 6" x 12' 2" (3.51m x 3.71m)

BEDROOM THREE 11' 6" x 9' 3" (3.51m x 2.82m)

FAMILY SHOWER ROOM 6' 3" x 11' 5" (1.91m x 3.48m)

LAUNDRY ROOM 8' 7" x 5' 5" (2.62m x 1.65m)

LOCATION
Bilton - A Charming and Convenient Village on the Outskirts of Rugby, Offering an Ideal Blend of Village Character and Modern Accessibility
Situated approximately two miles from Rugby town centre and its railway station, Bilton enjoys a prime location for commuters and families alike. The nearby Rugby Railway Station offers excellent connectivity with direct high-speed services to London Euston, reaching the capital in just under 50 minutes, making Bilton a highly sought-after location for those working in London or travelling nationally.
Bilton's strategic position also provides convenient access to key transport links including the A45, M45, M1, and M6 motorways, facilitating seamless travel across the Midlands and beyond. This makes Bilton an ideal base for professionals seeking countryside living without compromising on connectivity.

Education
Bilton is well-regarded for its comprehensive educational provision, appealing to families with children of all ages. Primary education is served by Bilton Primary School and Bilton Junior School, both known for their nurturing environments and strong academic records. For families considering private education, Bilton offers access to esteemed institutions such as Crescent School and Bilton Grange Preparatory School, both renowned for their academic excellence and holistic approach to child development. Secondary education options include Bilton School and the innovative Rugby Free School, providing diverse curricular opportunities to suit individual student needs.

Village Character and Amenities
Despite its proximity to urban centres, Bilton has retained a strong sense of traditional village charm and character, evident in its picturesque surroundings and community spirit. A highlight is the beautiful village green, celebrated each spring for a stunning carpet of vibrant crocuses, creating a quintessentially English village scene cherished by residents and visitors alike. Bilton supports a broad range of local amenities catering to everyday needs and lifestyle preferences, including: Two well-stocked supermarkets Traditional public houses, notably The George and The Black Horse, offering warm hospitality and community gathering points. Essential services including a doctor's surgery, dentist, and chemist. A variety of lifestyle and personal care outlets such as hairdressers and a beauty salon. Numerous coffee shops and eateries, serving a selection of casual dining and takeaway options Specialist independent retailers including a butcher. Four churches serving the community, including the historic St Mark's Church, which dates back to the 14th century and stands as a testament to Bilton's rich heritage

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

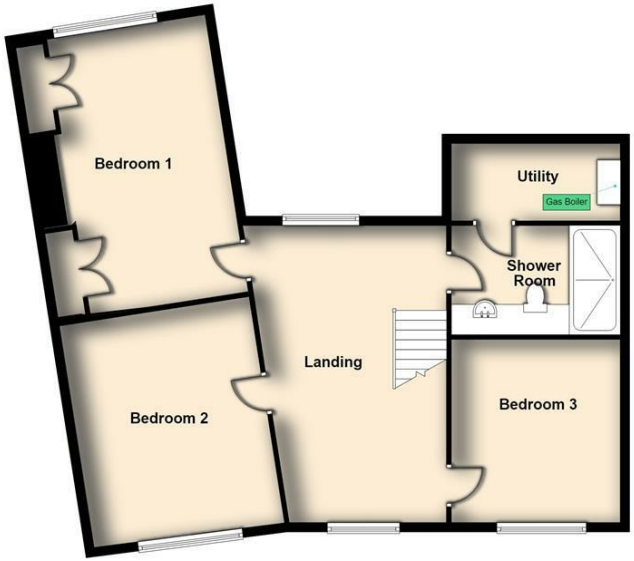
Tenure
Freehold

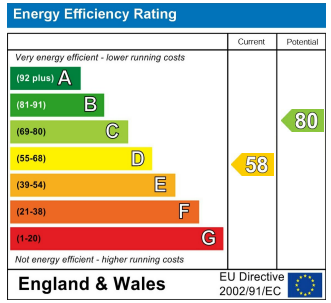
Local Authority
Rugby Borough Council

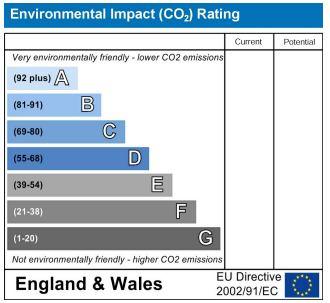
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor

First Floor







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