EDWARD KNIGHT
ESTATE AGENTS

18 PENNY LANE, HILLMORTON, RUGBY, CV22 5EN

GUIDE PRICE £375,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully positioned four-bedroom, three-storey family home, situated within a quiet and highly sought-after cul-de-sac in the popular residential area of Hillmorton. Offering approximately 1,004 sq ft of well-presented and versatile accommodation, this attractive property provides an excellent opportunity for families seeking a spacious home in a desirable and convenient location.

The property occupies an appealing position within Penny Lane, with an attractive brick-built exterior, established frontage and block-paved driveway providing off-road parking. The accommodation is thoughtfully arranged over three floors, offering a practical and flexible layout ideally suited to modern family living.

The ground floor features an entrance hall with a convenient cloakroom/WC and staircase rising to the first floor. A particularly impressive feature of the property is the generous living and dining room, extending to approximately 21'9" in length. This wonderfully proportioned space provides ample room for both comfortable seating and formal dining, making it ideal for everyday family life and entertaining. A large front-facing window allows plenty of natural light to fill the room, while French doors provide direct access to the rear garden.

The fitted kitchen is positioned to the rear of the property and offers a practical arrangement of wall and base units, work surfaces and integrated cooking facilities, with a window overlooking the garden.

To the first floor, the accommodation comprises three bedrooms, two of which are comfortable double rooms with bedroom two having an en suite which has a w.c and wash hand basin alongside a fourth single bedroom, the first floor is completed with a family bathroom, fitted with a three-piece suite.

Occupying the entire second floor is the particularly impressive principal bedroom suite. This generously proportioned room benefits from attractive dormer windows, fitted storage and a spacious en-suite shower room. The arrangement provides a wonderful degree of privacy, creating a comfortable retreat away from the main family accommodation.

Externally, the property enjoys a delightful and well-maintained rear garden, predominantly laid to lawn and enclosed by timber fencing. Established flower beds, colourful planting and attractive borders create a pleasant outdoor setting, while a paved seating area provides the perfect space for outdoor dining, entertaining and enjoying the warmer months. A timber garden shed offers useful additional storage.

Penny Lane is a particularly attractive residential setting within Hillmorton, offering a peaceful cul-de-sac environment while remaining conveniently positioned for a range of highly regarded local schools, shops and everyday amenities. The area is especially popular with families, with easy access to Rugby town centre, Rugby railway station and the surrounding road network.



Combining generous accommodation, a versatile four-bedroom layout, an attractive garden and a desirable cul-de-sac position, this lovely home represents an excellent opportunity to acquire a substantial family property in one of Rugby's most popular residential areas.



LOCATION



















Hillmorton Paddox is a highly sought-after residential area situated on the eastern outskirts of Rugby, renowned for its attractive surroundings, established neighbourhoods and excellent access to local amenities. Particularly popular with families, the area offers a wonderful balance of peaceful suburban living and everyday convenience.

The area is exceptionally well served by a range of highly regarded schools, including Paddox Primary School, Abbots Farm Junior School and Ashlawn School, making it an especially desirable location for families with children of all ages.

A variety of local shops, supermarkets, cafés, public houses and other everyday amenities can be found within Hillmorton and the surrounding area, while Rugby town centre offers a more comprehensive selection of retail, leisure and dining facilities.

For commuters, Rugby railway station provides regular mainline services to London Euston and Birmingham New Street, while the nearby A45, M45, M1 and M6 motorway networks offer excellent road connections to Coventry, Northampton, Birmingham and beyond.

With its excellent schooling, convenient transport links and established residential character, Hillmorton Paddox continues to be one of Rugby's most desirable locations for family living.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

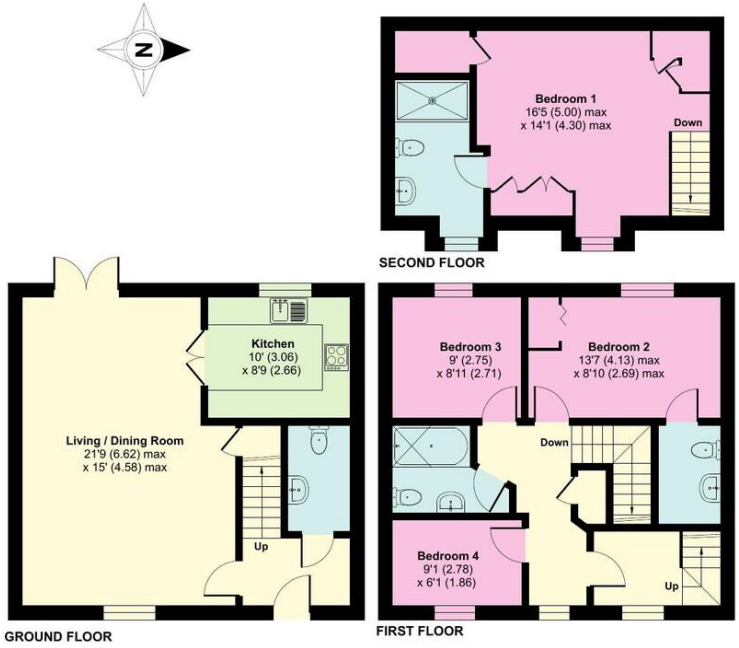
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor

Penny Lane, Rugby, CV22

Approximate Area = 1302 sq ft / 120.8 sq m

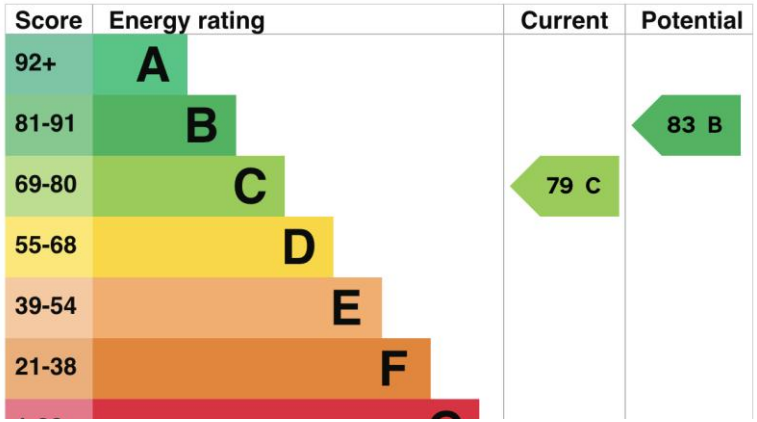
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1523532

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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 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