



EDWARD KNIGHT
ESTATE AGENTS

2 PLEXFIELD ROAD, RUGBY, CV22 7EN

OFFERS OVER £400,000





PROPERTY SUMMARY

Offered to the market with the significant advantage of no onward chain, this individual and attractive three-bedroom detached family home provides spacious and well-maintained accommodation, complemented by generous outside space and a substantial detached double garage with a highly versatile room above. The property offers excellent flexibility for modern family living and is ideally suited to purchasers seeking additional space for home working, hobbies or leisure.

The well-presented accommodation is arranged over two floors and is entered via a welcoming entrance hall, which in turn gives access to a convenient cloakroom/WC. The spacious principal reception room enjoys a pleasant dual-aspect outlook and features an attractive fireplace incorporating a wood-burning stove, creating a warm and inviting focal point. The fitted kitchen provides an excellent range of storage and workspace and is further enhanced by the addition of a useful walk-in pantry. Adjoining the kitchen is a separate utility room, offering practical space for laundry appliances and additional storage. To the rear of the property, a bright and airy sun room enjoys views over the gardens and provides an ideal space for informal dining, entertaining or simply relaxing throughout the year.



On the first floor, a central landing leads to three generously proportioned bedrooms. The principal bedroom benefits from the added convenience of an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a modern three-piece white suite comprising a panelled bath, wash hand basin and low-level WC.

Additional features include gas-fired central heating and uPVC leaded double-glazed windows throughout, contributing to the comfort and energy efficiency of the home.

Occupying a pleasant plot, the property enjoys gardens extending to three sides, providing an attractive outdoor environment with areas suitable for seating, recreation and planting. To the front and side, ample off-road parking is available and leads to the detached double garage.

Particularly noteworthy is the versatile room situated above the garage, which presents excellent potential for a variety of uses including a home office, studio, gym, hobbies room or occasional guest accommodation, subject to any necessary consents. This valuable additional space enhances the overall flexibility of the property and makes it especially appealing to those seeking adaptable accommodation to suit changing lifestyle requirements.

Combining character features, practical living space and excellent ancillary accommodation, this appealing detached residence represents a rare opportunity to acquire a distinctive family home in a pleasant setting, offered for sale with the added benefit of vacant possession and no onward chain.

We are pleased to invite prospective buyers to an
Open Day taking place on Saturday 27th August 2026

LOCATION

Plexfield Road is an attractive and established tree-lined residential road, enviably situated within just a short walk of the heart of Bilton Village. Widely regarded as one of Rugby's most sought-after suburban locations, Bilton offers a wonderful balance of village charm and everyday convenience, making it particularly popular with families and commuters alike.



The village lies approximately two miles from Rugby town centre and Rugby railway station, where regular high-speed rail services provide direct access to London Euston in under 50 minutes, making the area an ideal choice for those requiring convenient links to the capital. The location is equally well placed for access to the region's major road networks, with the A45, M45, M1 and M6 all readily accessible, offering excellent connectivity to neighbouring towns and cities including Coventry, Northampton, Leicester and Birmingham.







Despite its convenient setting, Bilton has retained much of its original character and sense of community. At the centre of the village is the picturesque village green, renowned locally for its spectacular display of crocuses during the spring months and providing an attractive focal point for residents and visitors alike. The village atmosphere is enhanced by a wealth of established amenities and independent businesses, ensuring that day-to-day requirements are well catered for.



Bilton offers an excellent range of local facilities including two supermarkets, a doctor's surgery, dentist, pharmacy, hairdressers and beauty salon, together with a selection of coffee shops, cafés and eateries. Traditional village life is further reflected by two popular public houses, The George and The Black Horse, both of which provide welcoming settings for dining and socialising. Additional amenities include a traditional butcher's shop and four churches, amongst them the historic St Mark's Church, parts of which date back to the 14th century and which forms an important part of the area's rich heritage.



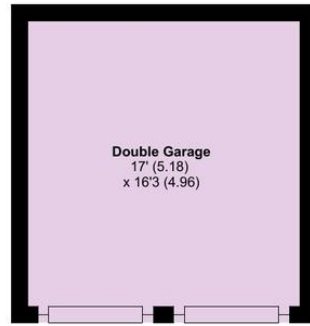
The surrounding area is particularly well served by highly regarded schooling, making Bilton a popular choice for growing families. Within the village itself are Bilton Infant School, Bilton Junior School and Bilton School, whilst Rugby Free Secondary School provides an additional option nearby. Independent education is also exceptionally well represented, with Crescent School and Bilton Grange Preparatory School both within easy reach.

Rugby as a whole enjoys an outstanding reputation for education, with a number of prestigious state and private schools available. These include the internationally renowned Rugby School, famous as the birthplace of the game of rugby football, together with the highly regarded selective schools Rugby High School for Girls and Lawrence Sheriff School for boys, both of which consistently achieve excellent academic results and are situated close to Rugby town centre.

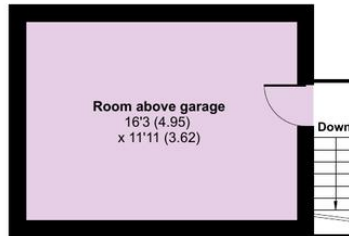
In addition to its excellent transport connections and educational facilities, the area offers an abundance of recreational and leisure opportunities. Nearby parks, countryside walks and sporting facilities provide a variety of options for outdoor pursuits, whilst Rugby town centre offers a wider selection of shops, restaurants, cafés and leisure amenities. The location therefore combines the charm and character of village living with the convenience and accessibility of a thriving market town, making it an exceptionally desirable place to call home.

Plexfield Road, Rugby, CV22

Approximate Area = 1365 sq ft / 126.8 sq m
 Garage = 460 sq ft / 42.7 sq m
 Total = 1825 sq ft / 169.5 sq m
 For identification only - Not to scale



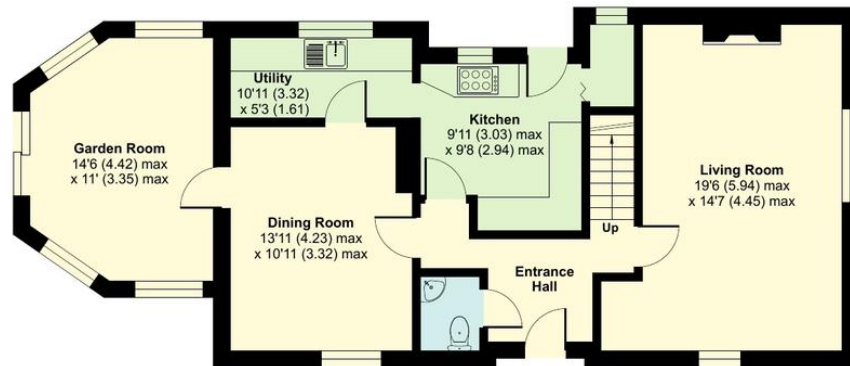
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. EDWARD KNIGHT ESTATE AGENTS. REF: 1471121



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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.