



EDWARD KNIGHT
ESTATE AGENTS

33 SEDLESCOMBE PARK, BILTON, RUGBY, CV22 6HL

OFFERS OVER £400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present a rare opportunity to acquire a substantial detached bungalow, occupying a generous plot within one of Rugby's most highly regarded and prestigious residential locations.

Offered to the market with no onward chain, the property provides extensive and versatile accommodation but now requires full modernisation throughout, offering exceptional potential for redevelopment, extension, or personalisation, subject to the necessary consents.

The accommodation is entered via an entrance porch leading into a spacious entrance hall and includes a guest WC, a large open-plan living and dining room, conservatory, kitchen with adjoining utility area, and a further garden room. The property benefits from three well-proportioned double bedrooms, including a principal bedroom with en-suite bathroom, in addition to a family bathroom. There is also a large first-floor attic room, fully converted with a fixed staircase, providing flexible additional living or storage space. Further accommodation includes a double garage and workshop, ideal for hobbyists or additional storage.

Externally, the property enjoys a substantial driveway providing ample off-road parking and a particularly generous rear garden, predominantly laid to lawn.



The garden also features a range of outbuildings, including an aviary, summer house, shed, and greenhouse, offering excellent versatility for leisure or gardening use.

Viewings are strictly by appointment and can be arranged through Edward Knight's Regent Street office.

LOCATION

Sedlescombe Park is one of Rugby's most high profile residential locations being a beautiful tree lined road with various substantial detached properties situated just off Dunchurch Road. This highly sought after location is situated in the central-south part of Rugby, within close proximity to the neighbouring village's of Bilton and Dunchurch and their many local amenities.

The location is particularly favourable for its choice of reputable schools for all ages including; Bawnmore Infant School, Bilton C of E Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls, Lawrence Sherriff School, Harris High School, Rugby Free School and private schools including Rugby School, Bilton Grange and Crescent School.

Overslade is a few minutes walk and has a small row of shops including a hair salon and two small supermarkets.



The location of this property provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.







GROUND FLOOR

ENTRANCE HALL

W.C

2' 8" x 5' 7" (0.81m x 1.7m)

LIVING ROOM

15' 2" x 26' 4" (4.62m x 8.03m)

CONSERVATORY

15' 8" x 13' 6" (4.78m x 4.11m)

KITCHEN

15' 5" x 8' 5" (4.7m x 2.57m)

UTILITY ROOM

8' 4" x 7' 2" (2.54m x 2.18m)

GARDEN ROOM

9' 6" x 12' 2" (2.9m x 3.71m)

BEDROOM THREE

10' 6" x 11' (3.2m x 3.35m)

BATHROOM

7' 6" x 5' 7" (2.29m x 1.7m)

BEDROOM TWO

11' x 13' (3.35m x 3.96m)

MASTER BEDROOM

15' 6" x 11' (4.72m x 3.35m)

EN SUITE BATHROOM

8' 7" x 10' 1" (2.62m x 3.07m)

LOBBY

FIRST FLOOR

LOFT ROOM

50' 9" x 12' 1" (15.47m x 3.68m)

STORE ROOM

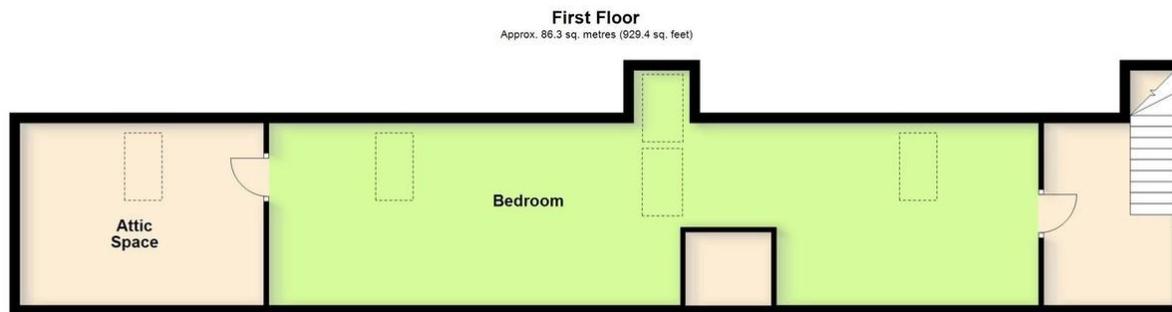
15' 7" x 10' 10" (4.75m x 3.3m)

DOUBLE GARAGE

15' 11" x 17' 11" (4.85m x 5.46m)

WORKSHOP

13' 5" x 9' 0" (4.09m x 2.74m)



Total area: approx. 280.9 sq. metres (3023.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		