



**EDWARD KNIGHT**  
ESTATE AGENTS

156 HILLMORTON ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV22 5AL

OFFERS OVER £300,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this particularly attractive traditional bay-fronted semi-detached home, situated on an exceptional plot and located on the ever-popular Hillmorton Road.

This beautiful property has been well maintained both internally and externally, retaining a wealth of original features while offering fantastic potential for new owners to extend and renovate into a stunning modern family home. The substantial rear garden provides ample space to create an impressive open-plan kitchen and living extension overlooking a large, private garden.

The current accommodation comprises an entrance porch leading into a spacious entrance hall, featuring beautifully preserved original tiling. There is a charming bay-fronted living room overlooking the large lawned front garden and driveway, along with a generous dining room that enjoys views over the rear patio and garden. The extended kitchen adjoins a breakfast area, providing excellent space for everyday family living.



To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a striking circular bay window offering views across the mature, tree-lined Hillmorton Road. All bedrooms are served by a family bathroom.

Externally, the property benefits from a good-sized car port, providing additional security and convenient covered access from the front of the property through to the rear garden.

## LOCATION

Ideally positioned for Rugby town centre and the popular Hillmorton area. This well-established residential location offers the perfect balance of convenience, connectivity, and community.

The vibrant Rugby town centre, just a short distance away, boasts a wide selection of both high street and independent retailers, as well as a diverse range of bistros, restaurants, and coffee shops.

Families will appreciate the property's proximity to highly regarded educational institutions. Lawrence Sheriff Grammar School for Boys and Rugby School are both within approximately a 15-minute walk. Rugby High School for Girls and a variety of well-rated state and independent schools are also easily accessible by car.

Rugby enjoys exceptional transport links, making it ideal for commuters. The property is approximately a 26-minute walk or a 5-minute drive from Rugby Railway Station, which offers direct services to London Euston in under 50 minutes. Major road networks including the M1, M6, M45, and M40 are all within easy reach.

For outdoor enthusiasts, Winfield Recreation Ground is located close by, offering a fantastic open space for leisure activities, dog walking, picnics, and watching local sports events.

This property is a stone's throw from the outstanding Ofsted-rated Eastlands Primary



School. Other nearby schools include Ashlawn High School, Paddox Primary School, and Lawrence Sheriff Grammar School.

## GROUND FLOOR

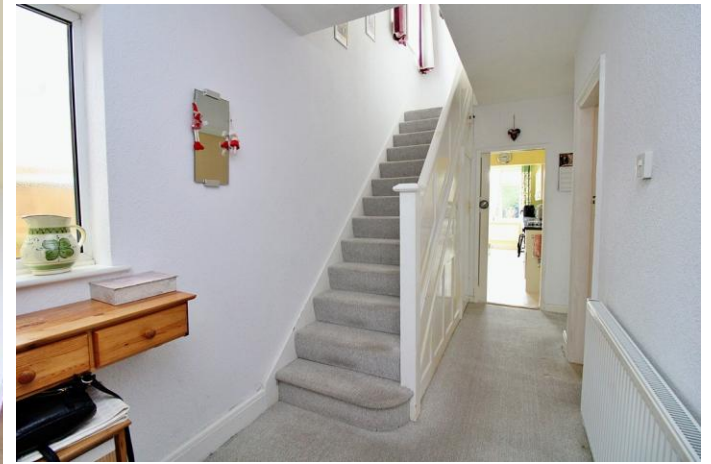
### ENTRANCE PORCH

3' 4" x 6' 4" (1.02m x 1.93m)

### ENTRANCE HALL

5' 10" x 15' 9" (1.78m x 4.8m)







**LIVING ROOM**

15' 2" x 12' 9" (4.62m x 3.89m)

**DINING ROOM**

11' 5" x 13' 2" (3.48m x 4.01m)

**KITCHEN**

9' 7" x 7' 5" (2.92m x 2.26m)

**BREAKFAST AREA**

9' 5" x 9' 9" (2.87m x 2.97m)

**FIRST FLOOR LANDING**

10' 2" x 5' 10" (3.1m x 1.78m)

**MASTER BEDROOM**

11' 8" x 14' 9" (3.56m x 4.5m)

**BEDROOM TWO**

11' 6" x 12' 7" (3.51m x 3.84m)

**BEDROOM THREE**

8' 2" x 6' 9" (2.49m x 2.06m)

**FAMILY BATHROOM**

6' 3" x 5' 10" (1.91m x 1.78m)

**OUTSIDE**

**CARPORT**





Total area: approx. 96.0 sq. metres (1032.9 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		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		