



EDWARD KNIGHT
ESTATE AGENTS

1 OVERSLADE LANE, RUGBY, CV22 6DU

£650,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this impressive, timber framed, four-bedroom, detached property that occupies a generous plot with lots of character and incredible potential. Situated within close proximity to the many local amenities within Rugby Town Centre and Bilton and is particularly well located for all-age schooling.

The accommodation briefly comprises; entrance hall, study, dining room, lounge, kitchen, utility, cloakroom, four bedrooms with en-suite to master and a family bathroom. The property also benefits from a driveway with ample parking, detached double garage and well maintained, enclosed gardens to the front and rear.

LOCATION

Overlade Lane is a sought-after road situated in the central-south part of Rugby Town, within close proximity to neighbouring village Bilton and its 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 and private schools including Rugby School, Bilton Grange and Crescent School. Overlade itself 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

Enter the property via a solid timber front door into the spacious entrance hall with parquet flooring and a feature, timber dog-leg staircase that rises to the first floor. The hallway provides access to all downstairs accommodation including the study which is situated at the fore-front of the property and has double glazed windows to the front and side aspect and a lovely cast



iron feature fireplace.

Moving into the lounge, which is also situated at the front of the property and has wooden framed windows to three aspects offering views over the extensive front lawn and to both sides. There is also an impressive, oversized, modern day inglenook fireplace with open fire and oak beam over the top.

The dining room faces the rear and has a fire place with log burner, window to side aspect and a set of double opening French doors onto the patio and garden.

The kitchen overlooks the rear garden and is fitted with a pantry and a range of base and eye level units with complimentary work surfaces with inset stainless steel sink with mixer tap and tiled splash backs. There is tiled flooring as well as an integrated double oven with four ring gas hob and extractor hood, space for undercounter fridge and a dishwasher. This space has a door onto the utility room which has a continuation of the tiled flooring, a Belfast sink and houses wall mounted Vaillant boiler, electric consumer unit and has space for washing machine and tumble dryer. There is also a barn door and window to rear garden and a door onto the guest WC which also has tiled floor as well as a window to side aspect, wall mounted wash hand basin and a low flush WC.

ENTRANCE HALL

LOUNGE

16' 9" x 13' 9" (5.11m x 4.19m)

DINING ROOM

17' 4" x 16' 6" (5.28m x 5.03m)

KITCHEN

13' 9" x 10' 6" (4.19m x 3.2m)



UTILITY ROOM

7' 0" x 7' 8" (2.13m x 2.34m)

CLOAKROOM

3' 2" x 7' 2" (0.97m x 2.18m)

STUDY

8' 9" x 7' 2" (2.67m x 2.18m)

FIRST FLOOR

Stairs rise from the entrance hall to the gallery landing which has a window to the front aspect and provides access to all bedrooms, family bathroom and airing







cupboard with slatted shelving

The master bedroom is situated at the front of the property and has windows to the front and side aspect and opens through to a walk in dressing area with wardrobes to both sides and a door onto the en-suite. The en-suite comprises of a window to the side aspect, low flush W/C, pedestal wash hand basin with separate taps and tiled splash backs, panelled bath with separate taps and mains powered shower over and stripped wood flooring. Bedrooms two, three and four are all located to the rear and offer views over the rear garden.



The family bathroom has a window to front aspect, low flush W/C, bidet, panelled bath with mains powered shower over, wash hand basin with mixer taps and tiled splash backs and a vanity cupboard with shelving.

LANDING

BEDROOM ONE

14' 3" x 16' 10" (4.34m x 5.13m)

DRESSING AREA

ENSUITE

7' 2" x 7' 2" (2.18m x 2.18m)

BEDROOM TWO

12' 2" x 10' 1" (3.71m x 3.07m)

BEDROOM THREE

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM FOUR

10' 7" x 9' 3" (3.23m x 2.82m)

BATHROOM

7' 0" x 9' 6" (2.13m x 2.9m)



OUTSIDE

To the front of the property there is gated access from Overlade Lane onto the stone driveway that leads to a large, detached double garage. There is an extensive, lawned fore garden that is enclosed by hedgerows and fencing to all boundaries and has paved access to the front of the property leading to the storm porch with seating area.

The rear garden has a walled paved patio and several seating areas and well stocked flower beds and borders. There's a good sized lawned area with barked pathway leading to a wood store and various lovely trees and plants including some beautiful wisteria that climbs up the rear of the property. There is a pergola attached to back of the garage which creates a lovely BBQ/ entertaining area and a timber framed shed provides extra storage space. Timber panelled fencing encloses the rear of the garden and hedgerows enclose the remainder of the boundaries.

GARAGE

18' 3" x 18' 9" (5.56m x 5.72m)

The detached double garage is brick built and has two up and over doors, there is a courtesy door to the side aspect and power and light connected. The garage provides extra storage space on a second level which measures 18' 3" x 8" and is accessed via a ladder from the ground level.

