



EDWARD KNIGHT
ESTATE AGENTS

341 HILLMORTON ROAD, HILLMORTON , RUGBY, CV22 5EZ

£399,950





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this distinguished 1920s detached residence, enviably located in the heart of Hillmorton-one of Rugby's most sought-after suburbs. Offering a rare combination of timeless character, generous proportions, and versatile outdoor space, this exceptional family home is set on a substantial plot with gated rear access and secure off-road parking.

Steeped in period charm, the property boasts a classic double bay fronted façade and retains many original features including high ceilings, tall skirtings, and elegant fireplaces. The ground floor is thoughtfully arranged to provide both comfort and functionality. A bright and welcoming entrance hall leads to a formal sitting room with a stunning bay window and feature fireplace. The dual-aspect open-plan living and dining room offers another bay window, a second fireplace, and ample space for family gatherings or entertaining.

The well-appointed kitchen/breakfast room enjoys views over the beautifully landscaped rear garden and comes complete with integrated appliances. A rear lobby provides access to a ground floor WC and a useful garage/storage area.

Upstairs, the first floor offers three impressively sized double bedrooms, all flooded with natural light, and a luxurious family bathroom featuring a freestanding roll-top bath and a separate walk-in shower.

Externally, the home continues to impress. The front garden is gated and bordered by mature



hedgerows, while a shared side driveway provides vehicular and pedestrian access to the rear. The expansive rear garden is a true highlight-perfect for relaxing or entertaining-with a spacious lawn, mature planting, large paved patio, two covered seating areas, and two brick-built outbuildings ideal for storage or conversion (STPP).

Viewings are strictly by appointment through Edward Knight Estate Agents, Regent Street office. Don't miss the opportunity to own this remarkable home in one of Rugby's premier locations.

LOCATION

Nestled on the highly desirable Hillmorton Road within the Paddox estate, this property enjoys a prime location in one of Rugby's most sought-after suburbs. Hillmorton is renowned for its strong community feel, excellent amenities, and outstanding schools, making it a perfect choice for families and professionals alike.

The property lies within the catchment area for both the well-regarded Paddox Primary School and the highly acclaimed Ashlawn School. Nearby educational options also include the prestigious Lawrence Sheriff Grammar School, the outstanding-rated Hillmorton Primary School, Squirrels Pre-School, and the world-famous Rugby School-all just a short drive away.

Hillmorton itself offers a wide range of local amenities including supermarkets, a post office, public houses, a hotel, cafes, independent shops, beauty salons, hairdressers, a veterinary practice, and a selection of popular eateries and boutique stores. Rugby town centre, only a few minutes' drive away, has recently seen a vibrant surge in



independent restaurants, bars, and world cuisine outlets.

For commuters, Rugby railway station is under 3 miles away, offering direct trains to London Euston in just 49 minutes, making this an ideal location for those working in the capital.

Nature lovers and outdoor enthusiasts will appreciate the property's proximity to open countryside and scenic walks. The area is rich with public footpaths and picturesque walking routes,







including the Great Central Railway path and Hillmorton Locks-a charming canal-side setting perfect for leisurely strolls, refreshment stops, and exploring miles of tranquil towpaths.

GARAGE

ENTRANCE HALL

LIVING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

DINING ROOM

12' 9" x 12' 1" (3.89m x 3.68m)

SITTING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

KITCHEN BREAKFAST ROOM

15' 10" x 11' 5" (4.83m x 3.48m)

REAR LOBBY

GROUND FLOOR WC

FIRST FLOOR

LANDING

MASTER BEDROOM

15' 3" x 13' 10" (4.65m x 4.22m)

BEDROOM TWO

14' 10" x 11' 5" (4.52m x 3.48m)

BEDROOM THREE

14' 0" x 12' 10" (4.27m x 3.91m)

FAMILY BATHROOM

9' 3" x 8' 1" (2.82m x 2.46m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |