



EDWARD KNIGHT
ESTATE AGENTS

WHITEHAYES, CHURCH WALK, BILTON, RUGBY, CV22 7LX

£795,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present a unique opportunity to acquire a particularly attractive, period property which is situated in a quiet enclave in one of Rugby's premier streets within the Bilton conservation area.

This stunning property occupies a beautiful, mature plot with double garage, off road parking and spacious, private walled rear garden. Internally the property retains a wealth of charming features such as oak floors, ceiling beams, doors and feature fireplaces. The accommodation brief includes a bright and welcoming entrance hall, ground floor WC, dual aspect living room and separate dining room, large conservatory overlooking the rear garden, kitchen breakfast room with fitted appliances, three first floor double bedrooms serviced by a family bathroom and detached double garage with overhead storage area.

The gardens surrounding the property must be seen in person to fully appreciate their beauty. A mass of bluebells welcome you to the property's entrance, along with various other well-stocked flower beds, which are retained by perfectly kept hedgerows. The rear of the property includes a spacious patio/entertaining area which overlooks a large lawned space enclosed by antique brick walls with St Marks Church in the background.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office.



LOCATION

Church walk is a conservation area located on the edge of Bilton Village, the road itself is as quiet as it is beautiful and should be considered the perfect private location within Rugby towns suburbs.

Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent Schooling is available in the nearby area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







ENTRANCE HALL

14' 2" x 12' 3" (4.32m x 3.73m)

GROUND FLOOR WC

3' 1" x 5' 5" (0.94m x 1.65m)

LIVING ROOM

14' 2" x 13' 10" (4.32m x 4.22m)

DINING ROOM

11' 5" x 14' 2" (3.48m x 4.32m)

CONSERVATORY

22' 8" x 17' 4" (6.91m x 5.28m)

KITCHEN/BREAKFAST ROOM

20' 1" x 9' 10" (6.12m x 3m)



FIRST FLOOR LANDING

11' 8" x 6' 3" (3.56m x 1.91m)

MASTER BEDROOM

14' 5" x 13' 9" (4.39m x 4.19m)

BEDROOM TWO

15' 6" x 10' 5" (4.72m x 3.18m)

WALK IN WARDROBE

9' 6" x 5' 7" (2.9m x 1.7m)

BEDROOM THREE

14' 2" x 11' 4" (4.32m x 3.45m)

FAMILY BATHROOM

7' 5" x 6' 1" (2.26m x 1.85m)

OUTSIDE

GARAGE

16' 1" x 19' 7" (4.9m x 5.97m)





Total area: approx. 162.8 sq. metres (1751.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		