



EDWARD KNIGHT
ESTATE AGENTS

27 THE KENT, HILLMORTON , RUGBY, CV21 4NJ

OFFERS IN REGION OF £210,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this quaint two bedroom cottage which is situated in the heart of Hillmorton.

The accommodation includes a lounge/dining room with feature fireplaces and a fitted kitchen. To the first floor there are two bedrooms and a bathroom. There is an enclosed rear garden which is mainly laid to lawn with a patio area and established borders ideal for entertaining. The property benefits from gas central heating to radiators and UPVC double glazing.

The property is considered an ideal first time/investment purchase and viewing is highly recommended to appreciate the property on offer and is offered for sale with no onward chain.

PROPERTY LOCATION

Hillmorton – A Thriving Suburb Offering Excellent Amenities and Outstanding Connectivity

Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences. Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway



station, which provides swift and direct rail links to central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

Outstanding Education Opportunities

Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.

Local Lifestyle and Leisure

Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.

For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside. Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure and recreation. One particularly charming local feature is Hillmorton's 'Locks'-a picturesque canal-



side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.

In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

ENTRANCE PORCH







7' 1" x 5' 0" (2.16m x 1.52m)

LOUNGE/DINING ROOM

22' 5" x 14' 0" (6.83m x 4.27m) Maximum

KITCHEN

10' 1" x 6' 9" (3.07m x 2.06m)

LANDING

BEDROOM ONE

13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM TWO

12' 1" x 8' 4" (3.68m x 2.54m)

BATHROOM

8' 6" x 5' 4" (2.59m x 1.63m)

GARDEN



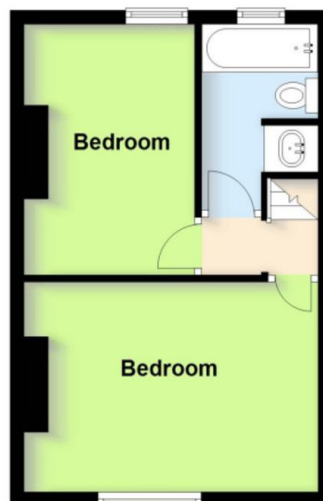
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 66.7 sq. metres (717.7 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	62 D	
39-54	E		
21-38	F		
1-20	G		