



EDWARD KNIGHT
ESTATE AGENTS

42 MAIN STREET, BILTON, RUGBY, CV22 7NE

£495,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptionally well-presented and fully renovated detached cottage, complete with a separate, fully converted detached outbuilding/annexe, situated in the heart of the highly sought-after Bilton Village. This unique property seamlessly blends traditional charm with modern comforts, offering a rare opportunity for buyers seeking character, space, and versatility in a prime village location.

The main residence boasts a wealth of character features and tasteful finishes throughout.

Accommodation comprises a welcoming lounge with a striking feature fireplace, an elegant conservatory providing views over the rear garden, a formal dining room, and a country-style kitchen fitted with bespoke cabinetry and a traditional range cooker-perfect for family living and entertaining.

Upstairs, the property offers three generously proportioned bedrooms and a beautifully appointed family bathroom, featuring both a luxurious roll-top bath and a walk-in shower, creating a tranquil and stylish retreat.

The detached annexe/garden room has been thoughtfully converted and offers excellent additional living space, ideal for use as a guest suite, home office, studio, or potential rental opportunity. It benefits from a charming log burner, adding warmth and character to the space.

Externally, the property enjoys a substantial amount of off-road parking, making it perfect for families or those with multiple vehicles. The beautifully landscaped rear garden provides a private and peaceful outdoor space and backs directly onto the open green spaces of Cawston Recreation Ground, offering lovely views and direct access to nature.



Located just a short stroll from the wide range of local amenities that Bilton Village has to offer-including shops, cafes, and public houses-this property is also within the catchment area of highly regarded local schools, making it an ideal choice for families.

Early viewing is highly recommended to fully appreciate everything this stunning and versatile home has to offer.

LOCATION

Nestled within one of Rugby's most desirable residential enclaves, Bilton Village is renowned for its peaceful atmosphere, charming character, and scenic surroundings. The area offers a sense of seclusion and exclusivity, making it one of the most sought-after addresses within Rugby's suburban landscape.

Located just two miles from Rugby town centre, Bilton enjoys the perfect balance between village charm and urban convenience. Residents benefit from superb transport connectivity, with Rugby Railway Station providing a direct, high-speed service to London Euston in under 50 minutes-an ideal location for commuters. The village also offers easy access to the A45, M45, M1, and M6, ensuring straightforward travel across the Midlands and beyond.

Bilton is steeped in history and retains much of its original charm. A defining feature of the village is its quintessential village green, which bursts into a vibrant sea of crocuses each spring, offering a picturesque setting for residents and visitors alike.

The village offers a wide array of local amenities, catering to everyday needs and lifestyle preferences. These include:

Two supermarkets



A doctor's surgery and dental practice

A pharmacy

A traditional butcher

Several coffee shops, eateries, and independent retailers

Two long-established public houses – The George and The Black Horse

Hairdressers and beauty salons







Four active churches, including the historic St Mark's Church, dating back to the 14th century

Education in Bilton is highly regarded, making the area especially attractive to families. Local options include:

Bilton Infant and Junior Schools

Bilton School and Rugby Free Secondary School

Independent options such as Crescent School and the prestigious Bilton Grange Preparatory School

In nearby Rugby town, educational excellence continues with access to some of the most reputable schools in the country, including:

Rugby School – one of the oldest and most prestigious independent schools in the UK

Rugby High School for Girls

Lawrence Sheriff School for Boys

With its harmonious blend of historic charm, modern amenities, excellent transport links, and access to top-tier education, Bilton Village represents a truly exceptional location for both families and professionals alike.

GROUND FLOOR

ENTRANCE HALL

11' 5" x 2' 10" (3.48m x 0.86m)

LIVING ROOM

10' 6" x 19' 11" (3.2m x 6.07m)

CONSERVATORY

9' 3" x 11' 4" (2.82m x 3.45m)

DINING ROOM

11' 0" x 11' 0" (3.35m x 3.35m)

KITCHEN

15' 5" x 13' 4" (4.7m x 4.06m)

WC

4' 2" x 4' 7" (1.27m x 1.4m)

FIRST FLOOR

MASTER BEDROOM

14' 3" x 11' 0" (4.34m x 3.35m)

BEDROOM TWO

11' 0" x 10' 11" (3.35m x 3.33m)

BEDROOM THREE

7' 3" x 10' 5" (2.21m x 3.18m)

FAMILY BATHROOM

7' 11" x 7' 11" (2.41m x 2.41m)

OUTSIDE

GARDEN ROOM/ANNEXE

17' 8" x 11' 5" (5.38m x 3.48m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.