



EDWARD KNIGHT  
ESTATE AGENTS

17B HIGH STREET, HILLMORTON, RUGBY, CV21 4EG

£515,000 (OFFERS OVER)





## SUMMARY

Edward Knight Estate Agents are proud to present this exceptionally spacious four-bedroom family home, beautifully positioned on the ever-popular High Street in Hillmorton, with delightful views overlooking the village green. The roof was removed in 2006 and the second storey developed making it a spacious family residence the front can be deceiving it is not a dormer bungalow, this impressive property has been thoughtfully modernised by the current owner to a high standard throughout. It now offers a superb balance of character, comfort, and contemporary family living.

Situated within walking distance of a wide range of amenities, including independent shops, supermarkets, pubs, takeaway outlets, and highly regarded schools for all ages, the location is ideal for families seeking both convenience and a strong sense of community.

Upon entering, you are welcomed into a hallway that leads to the heart of the home-a truly stunning 40ft open-plan kitchen, dining, and family area. This expansive space is flooded with natural light and features a high-specification kitchen with integrated appliances including a double electric oven, induction hob, fridge/freezer, and microwave. Just off the kitchen is a separate utility room and a guest WC. A generous lounge with a feature fireplace offers a warm and inviting space to relax, while an additional reception room provides flexible use as a dining room, study, or playroom.



The first floor boasts four double bedrooms, all well-proportioned and tastefully decorated. The principal bedroom includes a beautifully appointed en-suite with a contemporary three-piece suite and floor-to-ceiling tiling. A stylish refitted family bathroom serves the remaining bedrooms and features a modern four-piece suite, offering both luxury and practicality.

Offered to the market with no onward chain, this outstanding home is ready to move into and ideal for a growing family. Viewing is highly recommended to fully appreciate the space, quality, and setting on offer.

#### LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.



Walkers will benefit greatly from this property's location, High Street is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.







#### **ENTRANCE PORCH**

#### **KITCHEN/DINING ROOM/FAMILY ROOM**

40' 10" x 15' 1" (12.45m x 4.6m)

#### **LOUNGE**

20' 10" x 10' 11" (6.35m x 3.33m)

#### **DINING ROOM/STUDY**

11' 10" x 11' 10" (3.61m x 3.61m)

#### **UTILITY ROOM**

#### **CLOAKROOM/WC**

#### **MASTER BEDROOM**

17' 1" x 11' 1" (5.21m x 3.38m)

#### **ENSUITE**

11' 1" x 6' 2" (3.38m x 1.88m)

#### **BEDROOM**

13' 10" x 11' 1" (4.22m x 3.38m)

#### **BEDROOM**

12' 1" x 10' 1" (3.68m x 3.07m)

#### **BEDROOM**

14' 0" x 9' 0" (4.27m x 2.74m)

#### **BATHROOM**

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		