



EDWARD KNIGHT
ESTATE AGENTS

45 PORTLAND ROAD, EASTLANDS, RUGBY, CV21 3RU





PROPERTY SUMMARY

An Exceptional and Spacious 1930s Bay-Fronted Semi-Detached Home, Ideally Located Between Rugby Town Centre and Hillmorton.

This beautifully presented and substantially extended 1930s semi-detached residence offers a rare opportunity to acquire a home filled with character, charm, and generous proportions throughout. Conveniently positioned just a short walk from the outstanding Ofsted-rated Eastlands Junior School, the property enjoys an enviable location that blends suburban tranquillity with excellent local amenities and commuter links.

Ground Floor Accommodation:

Upon entering the home, you are welcomed by a charming entrance porch that leads into a spacious and elegant hallway, complete with a stunning dog-leg staircase and original Minton tiled flooring. This grand entrance sets the tone for the rest of the property, showcasing a harmonious blend of period features and modern enhancements.

The front reception room (currently used as a dining room) features a large bay window that floods the space with natural light, a beautiful feature fireplace, and bespoke built-in storage and shelving units on either side. The adjacent living room also boasts a characterful fireplace and additional built-in storage, along with direct access to the conservatory. This versatile space is ideal for year-round enjoyment, offering picturesque views over the landscaped rear garden and further seating or entertaining space.

The kitchen has been tastefully refitted with contemporary units and quality fittings, complemented by an adjoining utility room for added practicality and storage.



First Floor Accommodation:

Upstairs, the property continues to impress with three well-proportioned double bedrooms, each benefitting from built-in wardrobes. The bedrooms are served by a spacious and modern family bathroom featuring both a bathtub and a separate shower.

Potential for Expansion:

The large and tall loft space presents a fantastic opportunity for further development. It previously had planning permission granted for the addition of two further bedrooms and a second bathroom, offering significant potential for growing families or those seeking to add value to the property.

External Features:

The south-east facing rear garden is a true highlight of the home—an expansive and private oasis that has been thoughtfully landscaped to provide a variety of seating and entertaining areas, perfect for alfresco dining and outdoor living. Features include a charming Moongate walkway, a fish pond with a functioning pump, a dedicated garden utility area, and an abundance of mature trees and planting including an apple tree and a striking acer.

Additional Spaces:

Accessed via the rear garden is a versatile playroom, ideal as a hobby room, garden office, or creative studio space. This outbuilding also provides rear access to a larger-than-average single garage, adding valuable storage and practical utility to the home.

LOCATION

Portland Road is a charming, tree-lined avenue situated within the desirable Eastlands estate, ideally positioned between Rugby town centre and the



popular Hillmorton area. This well-established residential location offers the perfect balance of convenience, connectivity, and community.

The vibrant Rugby town centre, just a short distance away, boasts a wide selection of both high street and independent retailers, as well as a diverse range of bistros, restaurants, and coffee shops, catering to every taste.

Families will appreciate the property's proximity to highly regarded educational institutions. Lawrence Sheriff Grammar School for Boys and the internationally







renowned Rugby School are both within walking distance (approximately ten minutes), while Rugby High School for Girls and a variety of well-rated state and independent schools are also easily accessible by car.

Rugby enjoys exceptional transport links, making it ideal for commuters. The property is just a ten-minute walk from Rugby Railway Station, offering direct services to London Euston in under 50 minutes. Major road networks including the M1, M6, M45, and M40 are all within easy reach, providing seamless travel to key destinations such as Birmingham, Coventry, Leamington Spa, and Northampton.

For outdoor enthusiasts, Winfield Recreation Ground is located directly behind the property, offering a fantastic open space for leisure activities, dog walking, picnics, and watching local sports events.

GROUND FLOOR

ENTRANCE PORCH

6' 7" x 5' 2" (2.01m x 1.57m)

ENTRANCE HALL

9' 3" x 9' 4" (2.82m x 2.84m)

DINING ROOM

12' 2" x 14' 4" (3.71m x 4.37m)

LIVING ROOM

12' 8" x 14' 5" (3.86m x 4.39m)

CONSERVATORY

8' 9" x 13' 8" (2.67m x 4.17m)

KITCHEN

10' 10" x 9' 4" (3.3m x 2.84m)

UTILITY ROOM

10' 1" x 5' 9" (3.07m x 1.75m)

FIRST FLOOR LANDING

6' 2" x 9' 5" (1.88m x 2.87m)

MASTER BEDROOM

14' 4" x 11' 3" (4.37m x 3.43m)

BEDROOM TWO

12' 3" x 15' 6" (3.73m x 4.72m)

BEDROOM THREE

8' 5" x 11' 6" (2.57m x 3.51m)

FAMILY BATHROOM

4' 8" x 9' 2" (1.42m x 2.79m)

LOFT

14' 7" x 17' 6" (4.44m x 5.33m)

OUTSIDE

PLAY ROOM

10' 7" x 8' 9" (3.23m x 2.67m)

GARAGE

11' 6" x 10' 7" (3.51m x 3.23m)

GROUND FLOOR WC

3' 9" x 2' 6" (1.14m x 0.76m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		