



EDWARD KNIGHT
ESTATE AGENTS

83 BILTON ROAD, RUGBY, CV22 7AS

£599,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-appointed and versatile four-bedroom detached 1920s family home, ideally situated on a generous plot within easy reach of Rugby Town Centre.

This charming property offers spacious and flexible accommodation, including a welcoming entrance hall, a bright and airy lounge, a separate dining room, and a refitted kitchen. A notable feature is the family room/home office, which benefits from its own private entrance-making it ideal for those who work from home or run a business.

Upstairs, the first floor comprises four well-proportioned bedrooms and a stylish refitted bathroom complete with a modern three-piece white suite.

Externally, the property boasts a good-sized, private rear garden with a brick-built laundry/utility room. To the front, there is ample off-road parking on the driveway, which leads to a detached garage.

This beautifully presented home combines period character with modern convenience and offers excellent space both inside and out.

Early viewing is highly recommended to avoid disappointment.



LOCATION

Bilton Road is within walking distance of Rugby town centre (approximately 0.5 miles) and just one mile from Rugby's mainline railway station, which offers a high-speed service to London Euston in under 50 minutes. The area is exceptionally well connected, with easy access to major road networks including the A45, M45, M1, and M6, and benefits from being positioned on a main bus route.

Residents will also enjoy access to an array of green spaces and recreational facilities, with Oakfield's playing fields directly behind the property and Merrtens playing fields only a short stroll away.

The local area is well served by a variety of educational options. These include St Matthew's Bloxam Primary School, Bilton Junior School, and St Marie's Catholic Primary School. For private education, Crescent School and Bilton Grange Preparatory School are nearby. Secondary education is provided by Bilton School and Rugby Free School, while the town also offers an outstanding selection of both state and independent schools, including the renowned Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys-all located in or near the town centre.







ENTRANCE HALL

DINING ROOM

14' 9" x 11' 8" (4.5m x 3.56m)

LIVING ROOM

21' 5" x 15' 5" (6.53m x 4.7m)

KITCHEN

12' 11" x 9' 3" (3.94m x 2.82m)

W.C

SNUG/HOME OFFICE

15' x 7' 1" (4.57m x 2.16m)

BEDROOM ONE

13' 5" x 11' (4.09m x 3.35m)

BEDROOM TWO

14' 5" x 11' 9" (4.39m x 3.58m)

BEDROOM THREE

8' 8" x 11' 1" (2.64m x 3.38m)

BEDROOM FOUR

12' 11" x 6' 3" (3.94m x 1.91m)

BATHROOM

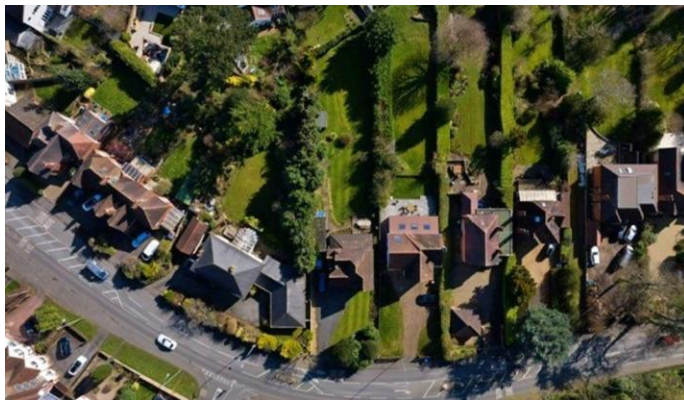
5' 8" x 8' 11" (1.73m x 2.72m)

UTILITY ROOM

6' x 10' 1" (1.83m x 3.07m)

GARAGE

18' 11" x 9' 11" (5.77m x 3.02m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		