



EDWARD KNIGHT
ESTATE AGENTS

13 OVAL ROAD, HILLMORTON , RUGBY, CV22 5LH

OFFERS OVER (£450,000)





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional, beautifully extended family residence, enviably positioned on one of Hillmorton's most sought-after and picturesque addresses – Oval Road – nestled within the ever-desirable Paddox Estate.

This traditional, bay-fronted home exudes character, charm, and quality throughout. Lovingly maintained and thoughtfully extended by its long-term owners, the property now offers an impressive blend of period features and modern family living, presented in immaculate condition.

At the heart of the home lies a truly stunning open-plan kitchen and family room, designed to create a perfect social hub for modern living. This spectacular space enjoys striking A-frame, floor-to-ceiling windows that flood the room with natural light and frame beautiful views of the landscaped rear garden, seamlessly connecting the indoors with the outdoors. The kitchen is both stylish and practical, featuring an integrated fridge and freezer, dishwasher, ample storage, and space for a Rangemaster oven – ideal for those who love to cook and entertain.



Complementing this superb living area are two further generous reception rooms, both brimming with character and charm. Each offers its own distinct feel, enhanced by an attractive bay window and feature fireplace, creating warm and inviting spaces for relaxation and entertaining. The ground floor also benefits from a guest cloakroom/WC and internal access to the garage, which includes a practical utility area.

Upstairs, the property continues to impress. The extended master suite is a wonderful retreat, complete with a dedicated dressing area and a contemporary en-suite shower room. There are three further well-proportioned bedrooms, each beautifully presented, and a modern family bathroom that serves the additional rooms.

Externally, the rear garden is a true highlight. Lovingly landscaped over many years, it offers a tranquil and mature outdoor setting with a generous patio area for entertaining, winding pathways, well-stocked flower beds, ornamental trees, and a charming summer house positioned at the rear of the plot. This is a garden that offers both beauty and privacy in equal measure.

Situated on one of Hillmorton's most beautiful and highly regarded roads, this property combines elegance, space, and location to create an exceptional family home.

Viewings for this outstanding residence are strictly by appointment through Edward Knight Estate Agents, Regent Street office.

LOCATION

Oval Road is one of Hillmorton's most prestigious and sought-after addresses, situated within the highly regarded Paddox Estate on the eastern side of Rugby. This peaceful, tree-lined road is renowned for its attractive homes and friendly community atmosphere, making it one of the most desirable places to live in the area.



The location is particularly popular with families, falling within the catchment area for some of Rugby's most respected schools, including Paddox Primary School and Ashlawn Secondary School. Also nearby are Lawrence Sheriff Grammar School, Hillmorton Primary (rated Outstanding by Ofsted), Squirrels Pre-School, and the world-renowned Rugby School – offering exceptional educational opportunities for all ages.







Hillmorton itself provides a superb range of local amenities to meet everyday needs. Residents enjoy access to a variety of conveniences, including a hotel, traditional public houses, a post office, supermarkets, a hardware store, hair and beauty salons, veterinary services, and a diverse choice of cafés, restaurants, and independent shops.

For commuters, Rugby railway station is located less than three miles away and offers direct services to London Euston in as little as 49 minutes, making this an ideal location for those travelling regularly to the capital or neighbouring towns and cities. The area also caters beautifully to outdoor enthusiasts. Oval Road sits on the edge of open countryside, with a wealth of scenic walks and cycle routes easily accessible from the doorstep. Nearby, the historic Hillmorton Locks on the Oxford Canal provide a picturesque setting for a leisurely stroll or a relaxed drink at one of the waterside cafés, while further trails follow the line of the former Great Central Railway and surrounding farmland.

With its blend of outstanding schools, convenient transport links, excellent amenities, and beautiful green surroundings, Oval Road represents one of the finest residential settings Rugby has to offer.

ENTRANCE HALL

6' 2" x 14' 6" (1.88m x 4.42m)

SITTING ROOM

12' 2" x 11' 7" (3.71m x 3.53m)

LIVING ROOM

19' 4" x 11' 3" (5.89m x 3.43m)

OPEN PLAN KITCHEN FAMILY ROOM

28' 3" x 13' 7" (8.61m x 4.14m)

GUEST WC

7' 1" x 3' 9" (2.16m x 1.14m)

FIRST FLOOR

6' 8" x 7' 0" (2.03m x 2.13m)

MASTER BEDROOM

9' 10" x 16' 2" (3m x 4.93m)

DRESSING ROOM

9' 4" x 4' 2" (2.84m x 1.27m)

EN SUITE SHOWER ROOM

5' 7" x 6' 2" (1.7m x 1.88m)

BEDROOM TWO

12' 4" x 12' 10" (3.76m x 3.91m)

BEDROOM THREE

12' 4" x 9' 7" (3.76m x 2.92m)

BEDROOM FOUR

6' 1" x 8' 9" (1.85m x 2.67m)

FAMILY BATHROOM

6' 1" x 8' 4" (1.85m x 2.54m)

GARAGE

10' 5" x 17' 9" (3.18m x 5.41m)

Ground Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



Total area: approx. 153.5 sq. metres (1652.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		