



EDWARD KNIGHT
ESTATE AGENTS

13 DRAYTON LEYS, HILLSIDE, RUGBY, CV22 5RH

£525,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this rare opportunity to acquire a substantial four-bedroom detached residence with a double garage, set on an impressive plot offering exceptional potential for extension and further enhancement.

Offered to the market with no onward chain, this beautifully maintained home has been lovingly cared for throughout, featuring well-tended gardens and generous living accommodation.

The property welcomes you with a spacious and elegantly presented entrance hall, creating an inviting first impression. The large dual-aspect living room enjoys an abundance of natural light and a feature fireplace, while the formal dining room overlooks the attractive rear garden-perfect for family gatherings and entertaining.

The kitchen, fitted with a variety of appliances, seamlessly connects to a bright breakfast room that also benefits from views over the rear garden and patio doors leading to a private terrace-ideal for morning coffee or summer dining. Additional ground floor accommodation includes a utility room and a guest cloakroom/WC.

Upstairs, the property offers four generously proportioned bedrooms, all with built-in wardrobes. The principal bedroom suite is particularly impressive, featuring a refitted en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.



Externally, this home truly excels. It occupies an enviable plot on a highly desirable and attractive road, opposite a small spinney, providing a pleasant outlook and a sense of privacy. The property includes a large driveway, established front and rear gardens, and a double garage with an electric door and lighting.

This outstanding home presents a wonderful opportunity for those seeking space, comfort, and future potential in one of the area's most sought-after locations.

LOCATION

The property enjoys a prime position just over a mile from Rugby town centre, nestled within an established and highly sought-after residential area located just off the prestigious Dunchurch Road. This desirable setting offers the perfect blend of tranquillity and convenience, with the town's vibrant amenities easily accessible by a short drive or a pleasant stroll. A regular local bus service, situated only a few steps from the property, further enhances connectivity for residents.

Rugby provides an excellent and varied range of shopping and leisure facilities, including a thriving independent quarter with boutique stores, cafés, and restaurants, as well as well-known high-street brands. The mainline railway station offers fast and frequent services to London Euston in under 50 minutes, making this an ideal location for commuters.

The town is superbly placed for access to the



Midlands' extensive motorway network, including the A45, A5, A14, M1, and M6, ensuring easy travel across Warwickshire and beyond.

Education is another major attraction of the area, with a wide selection of highly regarded state and private schools nearby. These include Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School, Princethorpe College, and the world-renowned Rugby School, synonymous with academic excellence and tradition.







With its combination of accessibility, community charm, and outstanding local amenities, this location represents one of Rugby's most desirable addresses - perfectly suited for family living and professional lifestyles alike.

GROUND FLOOR

ENTRANCE HALL

12' 8" x 9' 1" (3.86m x 2.77m)

GUEST WC

5' 2" x 4' 10" (1.57m x 1.47m)

LIVING ROOM

24' 4" x 13' 8" (7.42m x 4.17m)

DINING ROOM

10' 10" x 11' 5" (3.3m x 3.48m)

KITCHEN

9' 1" x 14' 7" (2.77m x 4.44m)

BREAKFAST ROOM

9' 8" x 9' 7" (2.95m x 2.92m)

UTILITY ROOM

7' 5" x 7' 2" (2.26m x 2.18m)

FIRST FLOOR

LANDING

14' 4" x 6' 7" (4.37m x 2.01m)

MASTER BEDROOM

16' 6" x 11' 1" (5.03m x 3.38m)

EN SUITE SHOWER ROOM

10' 7" x 6' 2" (3.23m x 1.88m)

BEDROOM TWO

11' 4" x 11' 5" (3.45m x 3.48m)

BEDROOM THREE

7' 10" x 10' 10" (2.39m x 3.3m)

BEDROOM FOUR

11' 6" x 8' 9" (3.51m x 2.67m)

FAMILY BATHROOM

10' 1" x 6' 5" (3.07m x 1.96m)

OUTSIDE

DOUBLE GARAGE

16' 1" x 18' 6" (4.9m x 5.64m)





Total area: approx. 179.2 sq. metres (1928.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |