



EDWARD KNIGHT
ESTATE AGENTS

4 WINDMILL CLOSE, HILLMORTON , RUGBY, CV21 4EJ

£480,000 (OFFERS OVER)





PROPERTY SUMMARY

A fantastic, modern and substantial five-bedroom, three-storey family home, offering exceptionally versatile accommodation and presented in excellent condition throughout. Situated in the highly sought-after Hillmorton area, renowned for its outstanding local schools and strong community feel, this property is ideal for growing families or those needing flexible living and working space.

The ground floor provides a superb balance of practicality and contemporary living, comprising a welcoming entrance hall, a useful ground-floor study ideal for home working, a comfortable living room, a guest WC, and a separate utility room. The heart of the home is the impressive open-plan kitchen, dining and family room, thoughtfully designed for modern lifestyles - a perfect space for entertaining, family time, and everyday living.

The first floor hosts four well-proportioned bedrooms, including one with an en-suite shower room, along with a stylish and modern family bathroom serving the remaining bedrooms. The second floor is dedicated to a generous master suite, creating a private retreat with its own en-suite bathroom, offering both space and privacy away from the main living areas.



Externally, the property continues to impress with a low-maintenance rear garden, featuring a patio area ideal for outdoor dining and entertaining, complemented by artificial lawn for year-round usability. Additional benefits include a single detached garage and off-road parking for two to three vehicles, providing excellent convenience for modern family life.

Overall, this is a high-quality, move-in-ready home in one of Hillmorton's most popular locations - combining space, versatility, and practicality with a superb setting close to excellent schools and local amenities.

LOCATION

Windmill Close is a highly regarded residential address within the sought-after Hillmorton area, positioned on the edge of the countryside and ideal for those who enjoy outdoor living. The location offers easy access to a variety of countryside walks, including the popular Hillmorton canal, which provides scenic routes for walking, running and cycling. The area is also well served by a selection of local pubs, including the well-known Bell Inn, contributing to Hillmorton's strong community feel.

The property is particularly well placed for families, with a range of excellent schools nearby. These include English Martyrs Catholic Primary School, Hillmorton Primary School, which is rated Outstanding by Ofsted, and Ashlawn School & Sports College. Hillmorton village offers a range of local amenities, while Rugby town centre, mainline railway station and major road networks are all easily accessible, making this an ideal location for commuters seeking a balance between village life and connectivity.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

10' 10" x 14' 4" (3.3m x 4.37m)



STUDY

6' 9" x 9' 3" (2.06m x 2.82m)

OPEN PLAN KITCHEN DINING FAMILY ROOM

23' 3" x 14' 1" (7.09m x 4.29m)

UTILITY ROOM

7' 2" x 5' 4" (2.18m x 1.63m)

GUEST WC

7' 10" x 3' 2" (2.39m x 0.97m)







FIRST FLOOR

BEDROOM TWO

11' 2" x 12' 10" (3.4m x 3.91m)

EN SUITE SHOWER ROOM

4' 9" x 7' 6" (1.45m x 2.29m)

BEDROOM THREE

14' 2" x 9' 6" (4.32m x 2.9m)

BEDROOM FOUR

9' 4" x 12' 7" (2.84m x 3.84m)

BEDROOM FIVE

8' 8" x 11' 3" (2.64m x 3.43m)

FAMILY BATHROOM

8' 9" x 6' 2" (2.67m x 1.88m)



SECOND FLOOR

MASTER BEDROOM

12' 5" x 10' 10" (3.78m x 3.3m)

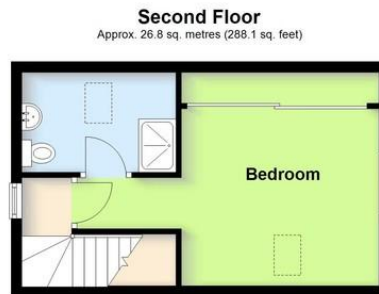
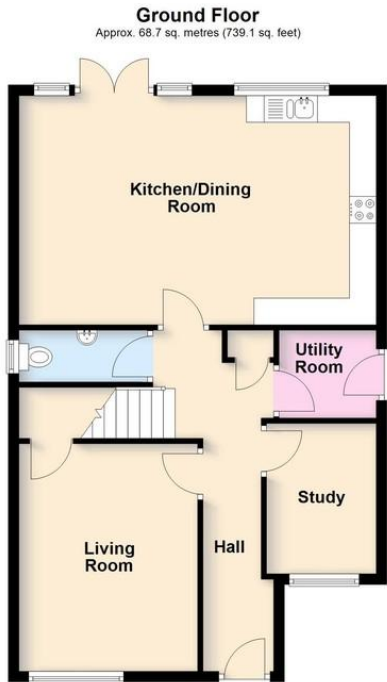
EN SUITE SHOWER ROOM

6' 4" x 9' 5" (1.93m x 2.87m)

OUTSIDE

GARAGE





Total area: approx. 164.5 sq. metres (1771.1 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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		