



**EDWARD KNIGHT**  
ESTATE AGENTS

53 ORSON LEYS, HILLSIDE, RUGBY, CV22 5RF

£400,000





### OPEN DAY

We are pleased to invite prospective buyers to an **\*\*Open Day taking place on Saturday 16th May 2026\*\***

Viewings will be conducted strictly by appointment, with allocated time slots throughout the day to ensure every visitor has the opportunity to fully appreciate the property. To attend the Open Day, you must call the office in advance to book your viewing

### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional and significantly enhanced four-bedroom residence, featuring a substantial double-storey extension and occupying a fantastic, highly sought-after location within walking distance of the particularly popular Rugby Free Secondary School.

Situated within the ever-popular Hillside area of Rugby, the property is ideally positioned for convenient access to a wide range of local amenities, as well as excellent schooling options, making it particularly appealing for families.



The accommodation is both spacious and thoughtfully arranged. The ground floor comprises a welcoming entrance hall, a light and airy lounge with double doors opening into a generous dining room, and a beautifully refitted kitchen complete with integrated appliances. The benefits of the extension are evident throughout, creating additional versatile living space, further complemented by a study and a cloakroom/WC.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom enjoys the luxury of a dressing room and a modern en suite shower room, while a refitted family shower room serves the remaining bedrooms, all presented to a high standard.

Externally, the property offers well-maintained gardens along with a driveway providing off-road parking, leading to a single garage.

Viewing is highly recommended, so please contact Edward Knight Estate Agents today to book your appointment.

#### 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.



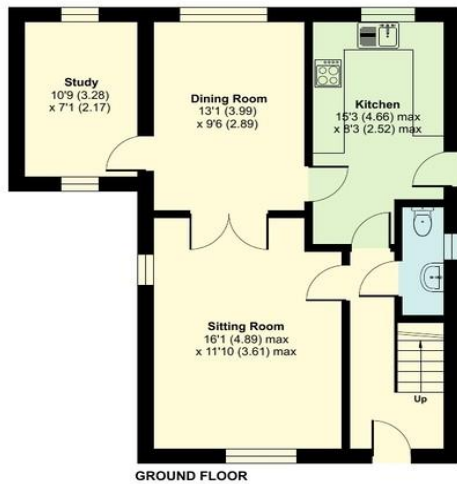
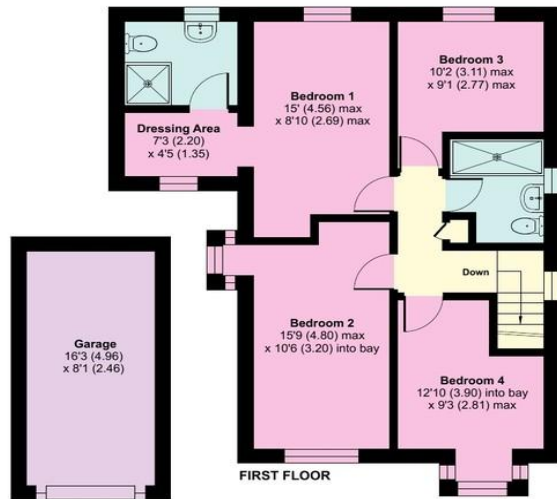
# Orson Leys, Rugby, CV22

Approximate Area = 1270 sq ft / 117.9 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1401 sq ft / 130 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. EDWARD KNIGHT ESTATE AGENTS Produced for Edward Knight. REF: 1449577

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.