



EDWARD KNIGHT
ESTATE AGENTS

6 MYERS ROAD, HILLMORTON, RUGBY, CV21 4BY

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional, fully refurbished three-bedroom residence, enviably positioned on the tranquil outskirts of Hillmorton. This impressive semi-detached home has been meticulously transformed to an exacting standard, seamlessly blending contemporary design with practical family living.

From the moment of entry, the property exudes a sense of space and refinement. A welcoming entrance porch leads into a strikingly spacious and light-filled reception hall, setting the tone for the accommodation beyond. The principal living room is both elegant and inviting, featuring a statement fireplace and a large picture window that frames views across the landscaped fore garden, allowing natural light to pour in.

At the heart of the home lies a superb open-plan kitchen and dining space, thoughtfully designed for modern living and entertaining. This stylish area is fitted with high-quality integrated appliances and is complemented by sleek finishes throughout. Double opening doors provide a seamless transition to the rear patio, enhancing the indoor-outdoor lifestyle appeal.



The first floor continues to impress, offering three generously proportioned bedrooms, each thoughtfully arranged. The third bedroom benefits from bespoke fitted wardrobes, while the luxurious family bathroom is appointed with a contemporary suite, including a separate shower enclosure, delivering both comfort and

sophistication.

A particularly notable feature of this home is the substantial cellar, comprising four well-sized chambers. This versatile space presents significant potential for conversion into additional living accommodation, a home office, gym, or cinema room, subject to the necessary consents, or alternatively provides extensive and easily accessible storage.

Externally, the property is equally compelling. The newly paved fore garden offers ample off-road parking for multiple vehicles and provides access to a carport and a detached single garage. To the rear, the grounds are truly a standout feature—an expansive and beautifully arranged garden with a generous patio area ideal for alfresco dining, leading onto a large lawn that gently tiers down to a further secluded section. The entire garden enjoys a high degree of privacy and is enhanced by delightful open, countryside views, creating a peaceful and picturesque setting.

This outstanding home represents a rare opportunity to acquire a turnkey property finished to a high specification, in a desirable and quiet location.



LOCATION

This property is located in the heart of one of Rugby's most desirable residential areas, Lower Hillmorton. The location offers a wealth of amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary practice, and a selection of eateries and bespoke stores. Excellent transport links are provided via nearby bus routes, offering easy access into Rugby town centre and its retail parks.







Families are particularly well served, with outstanding schooling options nearby. These include the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and Hillmorton Primary School (rated Outstanding by Ofsted). Other excellent local schools include Paddox Primary School, Abbotts Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The world-renowned Rugby School is also just a short drive away.



For leisure and outdoor enthusiasts, the property sits on the edge of Hillmorton's beautiful countryside, offering an extensive network of public footpaths and scenic cross-country walks. Hillmorton's famous Locks provide a charming canal-side setting, with refreshments available and the opportunity to explore the picturesque canal walkways.

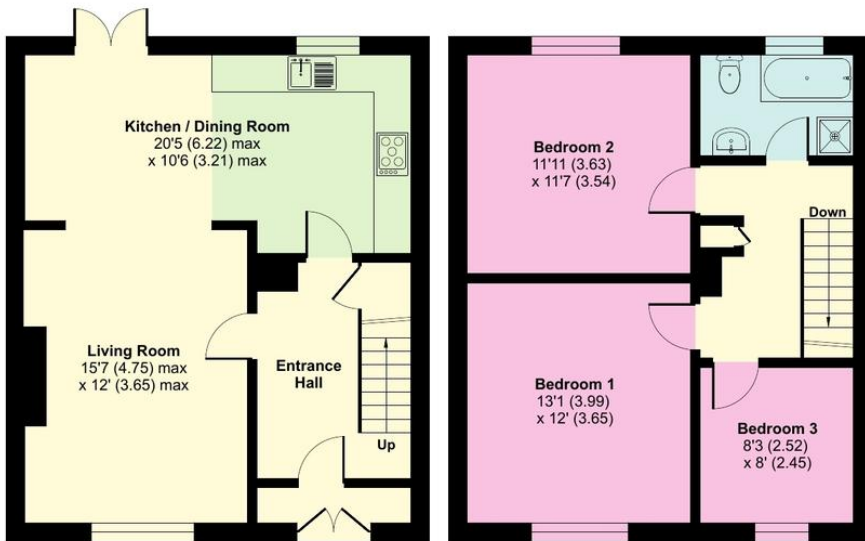
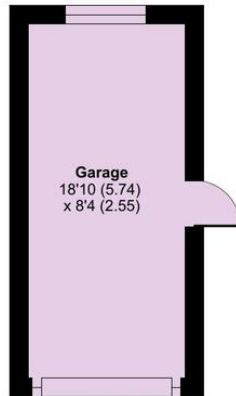


Conveniently located, this property is less than 2 miles from Rugby railway station, providing direct trains to central London in under 50 minutes. Rugby town centre is also within easy reach, offering a growing and diverse range of independent shops, bars, restaurants, and an exciting variety of food outlets serving world cuisine.

Myers Road, Rugby, CV21

Approximate Area = 1024 sq ft / 95.1 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1182 sq ft / 109.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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). © nchecon 2026. Produced for Edward Knight. REF: 1451061



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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.