



**EDWARD KNIGHT**  
ESTATE AGENTS

33 MURRAY ROAD, RUGBY, CV21 3JN

£395,000





## PROPERTY SUMMARY

This exceptional four-bedroom Victorian residence beautifully combines timeless period elegance with high-quality modern upgrades, offering spacious and versatile accommodation arranged over two floors, including three generous reception rooms and the added benefit of a useful cellar.

Upon entering, you are welcomed by a bright and inviting entrance hallway, where the home's character is immediately evident. A beautiful original feature staircase provides a striking focal point, complemented by high ceilings and decorative detailing. The principal reception room is a superb bay-fronted living room, enhanced by plantation-style window shutters to the front bay, allowing for both privacy and an abundance of natural light. A feature fireplace and intricate cornicing further elevate the space, creating a warm yet refined setting.

The property benefits from two additional reception rooms, offering excellent flexibility for modern family living-ideal as a formal dining room, snug, playroom or home office.

To the rear, there is a stylish and well-appointed kitchen, fitted with a range of contemporary units, quality worktops and integrated appliances, providing a practical and attractive space for everyday use.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from



a stunning en-suite shower room, finished to a high standard with sleek, modern fittings. The remaining bedrooms are served by a beautifully presented family bathroom, featuring a freestanding roll-top bath, creating a luxurious and relaxing space.

Externally, the property enjoys a private and well-maintained rear garden, with a decked seating area ideal for outdoor dining and entertaining, alongside a lawn and established planting.

Further benefits include a modern gas combination boiler, a useful cellar providing additional storage, and the retention of numerous period features throughout, blending seamlessly with contemporary finishes.

Situated in a desirable location within Rugby, the property is conveniently positioned for local amenities, well-regarded schooling and excellent transport links, making it an ideal home for families and commuters alike.







## LOCATION

Situated in the heart of Rugby, the town centre offers a vibrant blend of historic charm and modern convenience, making it a highly desirable location for residents and investors alike. Known worldwide as the birthplace of the game at Rugby School, the town boasts a rich heritage alongside a thriving community atmosphere.

The town centre provides an excellent range of amenities, including high street retailers, independent boutiques, cafés, restaurants, and leisure facilities. Popular green spaces such as Caldecott Park offer beautifully maintained gardens, play areas, and regular community events, perfect for families and outdoor enjoyment.



Rugby benefits from superb transport links, with Rugby railway station providing direct services to London Euston in under an hour, as well as easy access to Birmingham and the wider Midlands. The town is also conveniently located near major road networks including the M1, M6, and A14, making it ideal for commuters.



Well-regarded schools, a strong local economy, and a mix of period properties and modern developments further enhance Rugby's appeal. The town centre continues to evolve with ongoing investment and regeneration, ensuring it remains a dynamic and attractive place to live.

# Murray Road, Rugby

Approximate Area = 1796 sq ft / 166.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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. Produced for Edward Knight. REF: 1446582



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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.