



Montague Road, Woodlands, Rugby, CV22 6LQ



**GUILD HOUSE**  
Estate Agents



Guild House Estate Agents are delighted to offer for sale this four bedroom detached property situated in the highly sought after area of Woodlands in Bilton. The property is located within walking distance of local amenities and good bus routes, as well as being on the doorstep for Sainsburys superstore. It further benefits from being just a short drive into Rugby town centre and train station as well as easy access to the M1/M6/A14 motorway links. Woodlands is also in the catchment for some highly regarded primary and secondary schools.

The property has been beautifully maintained and updated by the current owners and offers spacious accommodation throughout to include: entrance hallway with ground floor w.c, well proportioned lounge with wood-burning stove and dual aspect windows, a dining room which is currently being used as a snug, fantastic refitted breakfast kitchen which boasts a comprehensive range of oak shaker style units, incorporating integrated appliances to include fridge/freezer, drinks chiller, dishwasher, washing machine, tumble dryer, rangemaster cooker and extractor all complimented perfectly by black granite work surfaces. Leading off from the kitchen is a large glass roofed conservatory with under floor heating which offers gorgeous views over the garden.

To the first floor the master bedroom benefits from bespoke built in wardrobes and ensuite shower room, there are three further good sized bedrooms and completing the upstairs is a refitted family bathroom. The property further benefits from updated modern oak internal doors, upvc double glazing and gas central heating throughout.

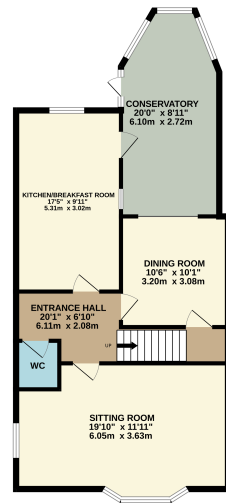
Externally this spacious family home continues to impress! The large rear garden offers a good degree of privacy, fully enclosed by timber fencing. Mainly laid to lawn and fully stocked with mature fruit trees, shrubs and a timber shed. Seasonal flowering borders and a quiet seating area make this garden a really special part of this detached home. Timber gates lead to the side and front of the property which boasts a detached single garage, block paved driveway for at least four cars and well tended shrubbery which could be adapted to provide further parking if required.



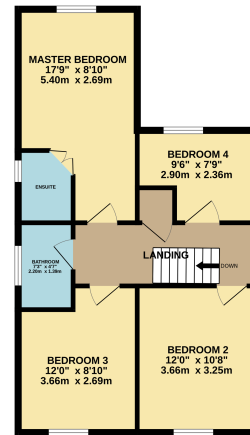
- HIGHLY DESIRABLE LOCATION
- DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND BUILT IN WARDOBES
- REFITTED FAMILY BATHROOM
- REFITTED BREAKFAST KITCHEN
- CONSERVATORY
- DINING ROOM
- GROUND FLOOR CLOAKROOM
- SPACIOUS LOUNGE
- GENEROUSLY PROPORTIONED REAR GARDEN
- GARAGE AND AMPLE OFF ROAD PARKING
- EPC RATING D



GROUND FLOOR  
791 sq ft. (73.5 sq.m.) approx.



1ST FLOOR  
602 sq ft. (56.0 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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