



Hillmorton Road , Rugby, CV22 5BS



GUILD HOUSE
Estate Agents



OPEN HOUSE SATURDAY 3RD MAY FROM 9.30 - 11,00am

Guild House estate agents are proud to offer to the market this stunning detached Victorian property. Occupying a prominent position in the heart of Hillmorton 'The Cottage' was built in 1859 and externally showcases some truly beautiful Victorian architecture. The property is on the doorstep of some excellent local amenities including a Sainsburys local and Aldi supermarket, Paddox parade of independent shops and only a twenty minute walk into Rugby town centre and Rugby train station. Well regarded primary schools such as Paddox and Abbots Farm are just a short walk away and the property further benefits from being in the catchment of the highly sought after Ashlawn Academy.

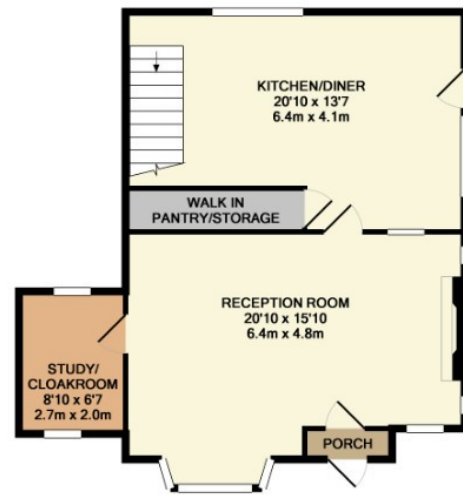
The property retains a wealth of original character throughout boasting original oak beams, charming feature windows and doors but still giving a spacious and modern feel. Accommodation comprises: entrance porch, spacious lounge with exposed brick feature fireplace, study/cloakroom and well proportioned kitchen/diner leading into the garden. To the first floor there are three good sized bedrooms and a surprisingly spacious family bathroom which has been fitted to include a separate shower enclosure. Internally the property further benefits from gas central heating, majority double glazing and insulated eaves storage.

Externally this lovely family home doesn't disappoint either, with well maintained gardens to the side and rear aspect, wonderfully mature shrubs and fully enclosed by evergreen hedgerows. There's gated access from the garden to the front block paved driveway.

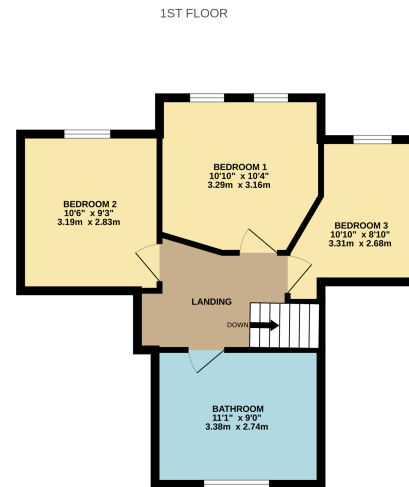
VIEWING IS ADVISED.



- VICTORIAN DETACHED
- PERIOD FEATURES
- PADDOX/ASHLAWN SCHOOL CATCHMENT
- THREE GOOD SIZED BEDROOMS
- SPACIOUS KITCHEN/DINER
- WELL PROPORTION LOUNGE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- BLOCK PAVED DRIVEWAY
- MATURE GARDENS
- NO ONWARD CHAIN
- EPC - D



GROUND FLOOR



1ST FLOOR

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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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