



Bilton Fields Farm Lane, Rugby, CV22 6RU



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A classic barn conversion in a beautiful location. Converted in 2002, The Bungalow is a unique property set across 1,520 square foot and is abundant with all character, boasting high vaulted ceilings, exposed original beams and brickwork, wooden floors, brace and latch doors throughout. To one end of the property it has a large breakfast kitchen with space for a big dining table, breakfast bar seating and floor to ceiling windows looking out to the front aspect and a feature wood burner which sits in between the kitchen and the spacious family lounge. There's a lovely snug/ orangery with patio doors that leads out to the garden and a generous utility room two built in cupboards and a W.C.

The other end of the property features a large main bedroom suite with a mezzanine floor for storage and an en-suite. There are two further double bedrooms each with a vanity sink and a family bathroom. The property is light and airy and has a great sense of space with large rooms and high ceilings and deep window sills. The attention to detail with cross beams going through walls gives it a very authentic barn conversion status. There are two small steps up to the kitchen, which can easily be adapted with a ramp if necessary.

It has a well established wrap around garden to the side and rear with paving and patio, and some lawn to front with space to park. Bilton Fields Farm is a

private driveway off Ashlawn Road in Rugby. It is within easy access of a large Sainsburys superstore, bus routes and Dunchurch village, as well as Bilton Grange and Rugby School.

Rugby is popular with commuters with great road and rail links to London and other major cities, and also has a collection of good quality schooling.

The property is connected to mains water, drainage, electricity with oil fired central heating.



- UNIQUE BUNGALOW BARN CONVERSION IN AN EXCLUSIVE SETTING
- VAULTED CEILINGS, EXPOSED BEAMS AND BRICKWORK, FULL OF CHARACTER
- LARGE MAIN BEDROOM WITH MEZZANINE AND EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- LARGE BREAKFAST KITCHEN WITH FLOOR TO CEILING WINDOWS
- SPACIOUS LOUNGE WITH

- BEAUTIFUL SETTING WITH
LOVELY GARDEN AND
PARKING
- CLOSE TO BILTON GRANGE
AND RUGBY SCHOOL
- CLOSE TO ALL SHOPS
AMENITIES AND DUNCHURCH
VILLAGE



GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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