



Magnet Lane, Bilton, Rugby, CV22 7NH



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale a detached character property with attached annex situated in the heart of Bilton village in Rugby. The property offers spacious and versatile accommodation throughout, with the additional benefit of having an attached annex, ideal for elderly family members or independent adults. The property is ideally positioned, being a short walk from Bilton village with all of its excellent amenities including a doctors surgery, chemist, butchers and two small supermarkets. Rugby town centre and the thriving village of Dunchurch are a short drive away as well as Leamington Spa and Coventry town centres being within a 30 minute drive with a regular bus service operating to each of them too. The property further benefits from being in the catchment for several well regarded schools.

This character village property is deceptively spacious, boasting ample living space throughout. In brief the property comprises of spacious entrance hall with storage, large lounge/dining room with feature central wood burning stove, large kitchen/breakfast room with space for an island and large fridge/freezer, dining/family area with fireplace and log burner, utility area and large conservatory.

To the first floor there are three double bedrooms with ensuite to master, and all bedrooms having stairs to mezzanine dressing areas and a good sized family bathroom. The main house further benefits from upvc double glazing and gas central heating throughout. The self-contained annex which has its own private garden comprises of entrance porch, cloakroom, kitchen/diner with integrated appliances, lounge with French doors opening onto balcony, bedroom with fitted wardrobes and ensuite shower room.

Externally the large enclosed rear garden mainly laid to lawn with patio area with pergola, summerhouse, large workshop with light and power and off-street parking for multiple vehicles to the front and side of the property.

Viewing is highly recommended.



- BILTON VILLAGE
- THREE BEDROOM DETACHED WITH ANNEX
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- GENEROUS GARDENS
- LARGE BREAKFAST KITCHEN AND FAMILY ROOM
- CONSERVATORY
- LOUNGE AND DINING AREA
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- 1 BEDROOM ANNEX WITH PRIVATE GARDEN
- AMPLE PARKING
- EPC - C



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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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