

Bilton Fields Farm Lane, Rugby, CV22 6RU



**GUILD HOUSE**  
Estate Agents







The Rowan is a stunning property on a unique development at Bilton Fields in Rugby, Warwickshire. Built by BoBen Construction in 2021 Bilton Fields is an LABC Award Winning Site, using Eco-friendly and Environmentally responsible Structural Insulated Panels. Externally it is clad with farmhouse brick, treated sustainable timber, zinc roof and boxed out windows and anthracite triple glazing making it both aesthetically pleasing and environmentally considerate.

The property offers a spacious contemporary living design, featuring a Lifestyle Kitchen which offers the dweller a space to cook, eat, entertain, live and enjoy a beautiful field view, as well as a spacious lounge with floor to ceiling windows that frame the field view, and a further reception room which uses are multi-functional; media / cinema room, gym or home office studio.

LOCAL AUTHORITY: Rugby Borough Council,  
Evereux Way, Rugby, Warwickshire Council Tax  
Band:





- A STUNNING CONTEMPORARY PROPERTY OFFERING VERSATILE FAMILY LIVING
- PRINCIPLE BEDROOM SUITE WITH DRESSING ROOM AND FULL BATHROOM BY PORSELANOSA
- SPACIOUS STUDIO BEDROOM SUITE WITH EN-SUITE BATHROOM
- TRIPLE GLAZED WITH FLOOR TO CEILING WINDOWS AND BI-FOLDS IN LIVING AREAS
- UNDERFLOOR HEATING THROUGHOUT INCLUDING GARAGE
- ECO-FRIENDLY SIPS STRUCTURE OFFERING ENVIRONMENTAL AND ECONOMICAL BENEFITS
- AWARD WINNING LABC SITE DEVELOPED BY BOBEN CONSTRUCTION





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metreapp ©2022

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metreapp ©2022

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.



**GUILD HOUSE**  
 Estate Agents