



**Main Street, Rugby, Warwickshire**  
**Offers In Excess Of £450,000**



# Main Street, Rugby, Warwickshire

\*\*\*\*\* DETACHED COTTAGE WITH ANNEX \*\*\*\*\*

Crowhurst Gale Estate Agents are proud to present this beautiful Victorian detached cottage, complete with a separate converted annexe, situated in the heart of the highly sought-after Bilton Village. This superb home seamlessly blends traditional charm with a modern comfort, offering a rare opportunity for buyers seeking character, space, and versatility in a prime village location.

## Location

Located just a short stroll from the wide range of local amenities that Bilton Village has to offer-including shops, cafes, and public houses-this property is also within the catchment area of highly regarded local schools, making it an ideal choice for families. The property is also close to Cawston in the direction.

## The Property

The main residence originally built in 1888, now boasts a wealth of character features and tasteful finishes throughout. Accommodation comprises a welcoming lounge with a striking feature fireplace, an elegant conservatory providing views over the rear garden, a formal dining room, and a country-style kitchen fitted with bespoke cabinetry and a traditional range cooker-perfect for family living and entertaining.

Upstairs, the property offers three generously proportioned bedrooms and a beautifully appointed family bathroom, featuring both a luxurious roll-top bath and a walk-in shower, creating a tranquil and stylish retreat.



The detached annexe/outbuilding (currently used as a golf training facility) has been thoughtfully converted and offers excellent additional living space, ideal for use as a guest suite, home office, studio, or potential rental opportunity. It benefits from a charming log burner, adding warmth and character to the space.

Externally, the property enjoys a substantial amount of off-road parking, making it perfect for families or those with multiple vehicles. The beautifully landscaped rear garden provides a private and peaceful outdoor space and backs directly onto the open green spaces of Bilton High School playing fields.

### Accommodation

#### GROUND FLOOR

ENTRANCE HALL 11' 5" x 2' 10" (3.48m x 0.86m)

LIVING ROOM 10' 6" x 19' 11" (3.2m x 6.07m)

CONSERVATORY 9' 3" x 11' 4" (2.76m x 3.46m)

DINING ROOM 11' 0" x 11' 0" (3.35m x 3.35m)

KITCHEN 15' 5" x 13' 4" (4.7m x 4.06m) MAX

WC 4' 2" x 4' 7" (1.27m x 1.4m)

#### FIRST FLOOR

MASTER BEDROOM 14' 3" x 11' 0" (4.34m x 3.35m)

BEDROOM TWO 11' 0" x 10' 11" (3.35m x 3.33m)

BEDROOM THREE 7' 3" x 10' 5" (2.21m x 3.18m)

FAMILY BATHROOM 7' 11" x 7' 11" (2.41m x 2.41m)

#### OUTSIDE

ANNEX 17' 8" x 11' 5" (5.39m x 3.49m)

### Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



### Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### Tenure

Freehold

### Tax Band

Tax Band: C

### Local Authority

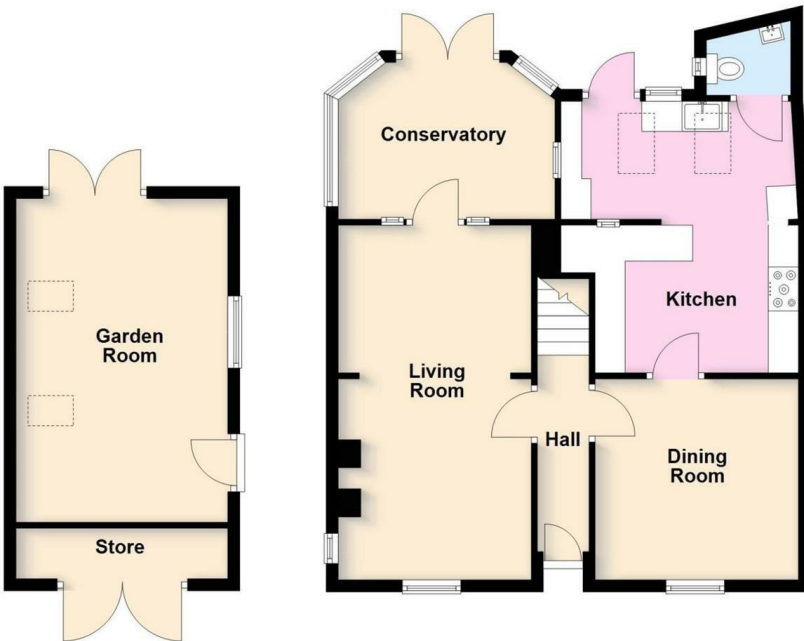
Rugby Borough Council

### Viewing

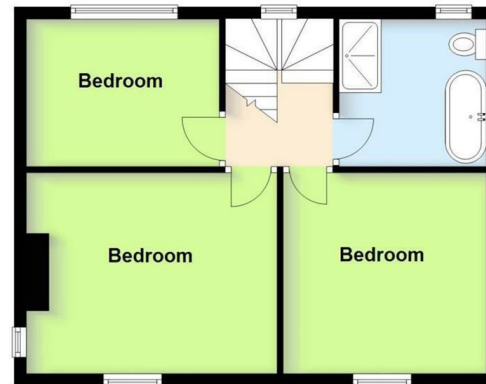
By appointment only through Crowhurst Gale Estate Agents 01788 522266



**Ground Floor**  
Approx. 85.3 sq. metres (918.5 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 130.4 sq. metres (1403.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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