



3 Bilton Road  
Rugby | Warwickshire | CV22 7AA

FINE & COUNTRY

# 3 BILTON ROAD



*An elegant Grade II Listed townhouse centrally located in Rugby, exuding character, charm, style, and historic architecture.*



# KEY FEATURES

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This beautifully elegant four/five-bedroom townhouse boasts separate basement living accommodation and retains a variety of early Victorian features including high ceilings, sash windows, original doors with ornate door furniture, and intricate ceiling cornicing. Offering versatile living across four floors, it comprises four double bedrooms and two bathrooms on the upper floors, two stunning reception rooms on the ground level, a cloakroom, a modern kitchen/breakfast room, a sunroom overlooking the garden, and a basement featuring three reception rooms and a shower room. The property also includes off-road parking, front gardens, and rear gardens. Viewing is highly recommended.

## Ground Floor

Upon entering through the entrance porch, you step into a grand hallway leading to two reception rooms, the basement, and the kitchen. The hallway features remarkable coving and leads to the main living room, which boasts floor-to-ceiling sash windows, high ceilings, decorative coving from 1844, a feature fireplace with a marble surround, and an ornate gas fire. The dining room continues the theme with stunning coving, a feature fireplace, and a sash window overlooking the rear garden. The modernized kitchen, while equipped with granite work surfaces and integrated Neff appliances, maintains the property's character. The adjoining sunroom features an exposed brick wall, French doors to the garden, and oak flooring. A door off the hallway leads to the basement and a cloakroom.









# SELLER INSIGHT

“ We love period properties, so fell in love with the architecture of this Grade II listed home as soon as we saw it,” say the current owners of 3 Bilton Road, an elegant early Victorian townhouse offering more than 3300 square feet of accommodation. “With its high ceilings, the house feels airy and spacious, while characterful original features such as attractive cornicing and sash windows make the rooms feel cosy and unique. We are particularly fond of the light-filled front room and the dining room, where an ornate column provides an unusual decorative feature.”

“This is the ideal home for everyday life and entertaining alike. “The house really comes into its own at Christmastime,” the owners say, “when we decorate three massive trees, including a 9 foot tree festooned with lights in the front room. The warm, cosy character of the house really lends itself to festive gatherings. In the summer, we have had garden parties for 30-40 people, opening up the doors from the conservatory onto the raised terrace. When the gates are closed and tables laid out in the walled garden, guests have even noted that it feels like an Italian courtyard! The seating area is a real sun trap – the perfect setting for a glass of wine with friends. The garden is low maintenance, with beautiful planting and trees which have matured during our time here.”

“Further, the gated gardens and off-road parking provide a private setting for the house, within easy reach of all that Rugby has to offer. “The house is lovely and quiet whilst enjoying a central location within Rugby,” the owners say, “with secondary glazing making the home feel like a sanctuary from the hustle and bustle of the town. The well-regarded Rugby School is just over the road, which as well as being an excellent educational establishment also hosts various community events. There is a fantastic choice of restaurants, bars and shops just a stone’s throw away - in fact, friends and family often park at our house if they want to go into town! Rugby Station is also a 10-15 minute walk away for an easy commute into London.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### First Floor

The spacious first-floor landing leads to two bedrooms, including the master bedroom with built-in wardrobes and two sash windows, and Bedroom Three with a built-in wardrobe. The family bathroom on this floor features a double shower, a bath, and a vanity unit with storage.

### Second Floor

The second floor mirrors the layout below with two additional double bedrooms and a bathroom.













### Basement

The lower basement offers further versatile spaces, including three reception rooms, a shower room, a utility room, and a pantry cupboard. This level could easily be converted into a self-contained living area.

### Outside Front

The front garden is enclosed by cast iron railing with a matching gate, brick wall, and hedge row, featuring trees, shrubs, and flower bed borders leading to the front door.

### Outside Rear

A raised patio area leads down to the enclosed garden with additional parking space for three vehicles, behind a gated access









# LOCATION

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Situated in a highly sought-after road just minutes from Rugby town centre, the property enjoys proximity to shopping facilities at The Clock Towers and Rugby's mainline train station offering direct services to London Euston in under 50 minutes. Convenient access to major motorway networks (A5, A14, M1, M6) and a range of state and private schools including Rugby School further enhance its appeal.



# INFORMATION

## Services, Utilities & Property Information

Utilities - Mains gas, electricity, mains water and broadband are connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast broadband (FTTP) is available in the area

Tenure - Freehold

## Directions

Postcode to use on a SatNav CV22 7AA

## Local Authority

Rugby  
Council Tax Band: F

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

## Website

For more information visit [www.fineadcountry.com/rugby-estate-agents](http://www.fineadcountry.com/rugby-estate-agents)

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

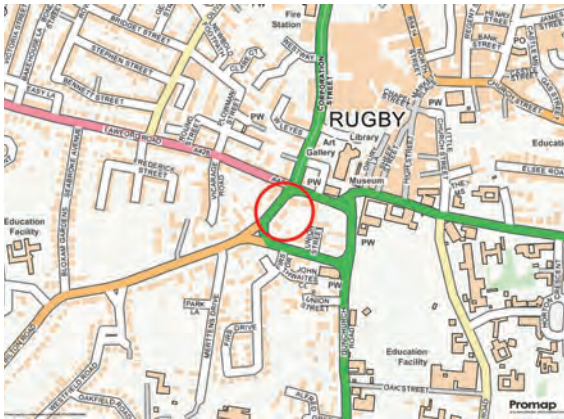
## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





**OVERALL TOTALS: 3510 sq ft, 326 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby

01788 820070 | 07894 561313

email: [claire.heritage@fineandcountry.com](mailto:claire.heritage@fineandcountry.com)

Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



## SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby

01788 820037 | 07714 515484

email: [sam.funnell@fineandcountry.com](mailto:sam.funnell@fineandcountry.com)

Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)

Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | rugby@fineandcountry.com

