



238 Hillmorton Road
Rugby | Warwickshire | CV22 5BG

FINE & COUNTRY

238 HILLMORTON ROAD



A fantastic pre-war home with over 3500 ft² of accommodation, that has been sympathetically extended and modernised in recent years, occupying an enviable south facing plot of just under half an acre.



KEY FEATURES

238 Hillmorton Road occupies an enviable, private position on this established road, with a plot of just under half acre and was originally built in 1926. The house has been sympathetically extended in 2021 and now presents over 3,500 ft² of accommodation over three storeys. There are 5 double bedrooms on the first floor, two with en-suite shower rooms and a luxuriously appointed family bathroom. The second floor has a further two bedrooms and an en-suite bathroom, perfect for the independent teenager or the area could be a useful cinema room or gym. There are some great period features that blend effortlessly with the modern, stylish interior. The ground floor has an array of reception rooms, including a lounge, office, formal dining room and a spectacular open plan kitchen family room, cloakroom and utility room. The property has ample off-road parking, a useful store and landscaped, private, south facing gardens offering an idyllic setting in the summer months.

Ground floor

There is an enclosed glazed entrance porch. The original leaded glazed entrance door leads into the hall with an excellent period cloak cupboard, the original feature staircase and doors leading to the kitchen family room, sitting room and dining room. The sitting room has a large bay window overlooking the forecourt and original exposed ceiling beams and an open fireplace with Victorian style surround and hearth. The dining room has delightful views of the rear garden, original exposed ceiling timbers and a classic 20's style fireplace incorporating a multifuel burner.

At the rear and side of the of the house there's a large L shaped kitchen family room with a delightful sitting area overlooking the rear terrace, a beautifully equipped fitted kitchen with quartz work surfaces and a range of built-in appliances, including a fridge freezer, induction hob with extractor hood, double oven and wine chiller. There is a self-contained study or office just off the kitchen with its own personal door accessing the driveway, perfect for entertaining clients without them coming into the main home. There is also access to a well-equipped utility room that houses the recently installed gas boiler and hot water cylinder, with matching units, quartz worksurfaces and inset sink. The neighbouring cloakroom has been refitted and has some stylish panelling.





SELLER INSIGHT

“ 238 Hillmortpn Road is a superb property, built in the 1920's and when the present owners, Paul and Sally, viewed it they knew it had everything they were looking for in a family home. Paul says the house had generous space for family life, a half an acre of garden, which created a semi rural feeling that you were totally removed from the town. However, it is only a fifteen minute walk into vibrant Rugby town centre, a short walk to Rugby school, local parks and shops, and a quick drive or walk to the station. To complete this ideal location, the countryside is five minutes away. It is a home where you can enjoy the best of town and country living.

Sally explains that the house has been their much loved home for twenty one years and that they were only the third family to live in it, and when they bought it the house was in a bit of a time warp and probably at its lowest ebb. Always working to the highest standards, they have brought the house into the twenty first century. They replaced windows, installed central heating and rewired and the most recent improvement was the addition of a family and garden room and bedrooms which has provided further space.

The family use and appreciate the entire house but the busy daily hub of the home is the added area which combines the well equipped modern kitchen, family and dining areas and the garden room. It is perfect for the family to be together and is also where up to twenty guests can gather together, and Paul recalls the many children's parties and Christmas celebrations when the extended family arrive for the festivities.

The garden room is the real wow factor as you can settle into comfy chairs and look straight into the green and colourful garden. Throw open the patio doors and you invite the garden into the house. It is a charming place, and a sun filled summer room where you can relax and spend quality time.

The lounge is the perfect winter retreat, where you light the fire and spend cosy winter evenings. The rooms are very adaptable, and the formal dining room and study can be changed according to current family needs.

The private garden is a peaceful and hidden oasis where you can sit and savour the beauty of the garden that is a delightful mix of lawn and colourful planting. The purpose built timber summer house has been the ideal place for teenagers to have their own space away form he house, whilst the adults can enjoy a glass of wine on the patio.

Rugby provides excellent facilities with shopping, schools, restaurants, parks and a rail service into Birmingham and London whilst the nearby M1 and M6 provide excellent connections to the rest of the country.

Paul and Sally are sad the time has come to downsize and they will leave the house with its happy memories but they are sure the new owners will love it as much as they have.”*

* 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 extension has been thoughtfully designed with the original property in mind to accommodate five double bedrooms on the first floor together with two ensuite shower rooms and a family bathroom. Bedroom one is situated at the front of the house with a large double glazed bay window, with access to a beautifully fitted ensuite shower room with attractive tiling, whilst bedroom two has views of the garden and again, its own fitted ensuite shower room and range of built-in wardrobes. Bedroom three has views of the garden, bedroom four overlooks the front and bedroom five has a dormer window and also overlooks the frontage. The family bathroom has been luxuriously appointed with a large freestanding double ended bath, beautiful panelling, a separate shower cubicle and an attractive sink and tap, set on a composite marble surface.

Second Floor

There are further two bedrooms on the second floor, which offer versatile living accommodation for a growing family. One of them is a large room with a potential to be teenagers retreat, a gym, media room or cinema. It has its own ensuite bathroom, whilst across the landing is another bedroom which could be an alternative study to the one on the ground floor.













Outside

The house is shielded from the road with the range of coniferous and deciduous trees and hedge rows. There is a tarmac driveway with off-road parking for several vehicles, convenient large store at side of the house and pedestrian access that leads to the extensive south facing garden. The rear garden is laid mainly to lawn, with a variety of mature trees providing a remarkably private plot. There's a raised patio just off the rear elevation, a few well stocked raised rockery borders, a summer house with raised deck and a further raised deck at the far end of the garden with delightful views of the rear of the house.







LOCATION

Hillmorton is a suburb located in the town of Rugby, Warwickshire, England. Situated to the southeast of Rugby's town centre, it has a rich historical background combined with modern amenities. Originally a separate village before becoming part of Rugby, Hillmorton retains its village charm in the older parts, characterized by historic buildings and churches. A notable landmark is St. John the Baptist Church, dating back to the medieval period. Additionally, the Oxford Canal runs through Hillmorton, featuring a series of locks that are of historical and engineering interest.

The residential area in Hillmorton offers a mix of housing, from older, traditional homes to more modern developments, making it appealing to a variety of residents, including families and professionals. The suburb boasts a range of local amenities, such as shops, pubs, schools, and recreational facilities, contributing to its community feel and pleasant residential environment.

Hillmorton has several primary schools and falls within the catchment area of some well-regarded secondary schools in Rugby, making it a popular area for families with children. The suburb is well-connected by road, with easy access to the A428 and the M1 motorway, facilitating convenient commuting. Regular bus services link Hillmorton with Rugby town centre and other surrounding areas.

Residents of Hillmorton benefit from several parks and green spaces, providing opportunities for outdoor activities. The Oxford Canal offers scenic walking and cycling routes, popular among locals. Hillmorton is known for its strong community spirit, with various local events and activities that bring residents together, especially during holidays and festive seasons.

The local economy is supported by various businesses and shops serving the community. Many residents commute to nearby Rugby for work, as well as to other larger towns and cities in the region. With its blend of historical charm and modern amenities, Hillmorton offers a pleasant living environment within proximity to the broader amenities and opportunities available in Rugby and the surrounding areas.



INFORMATION

Services, Utilities & Property Information

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

Heating - Gas central heating

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 is available in the area

Title - There are restrictive covenants and easements on this title

Parking - Driveway parking for 4+ cars

Directions – CV22 5BG

Local Authority: Rugby Borough Council

Council Tax Band: G

Tenure – Freehold

Viewing Arrangements

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

Website

For more information visit www.fineandcountry.com/rugby-estate-agents

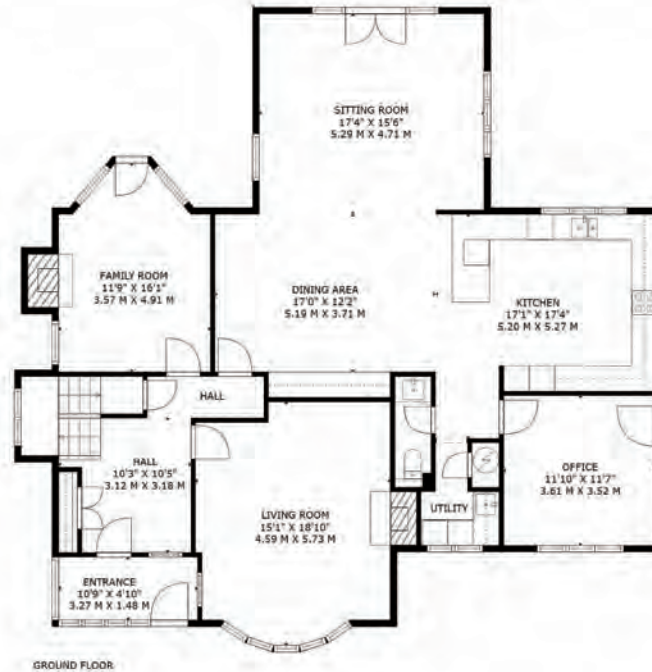
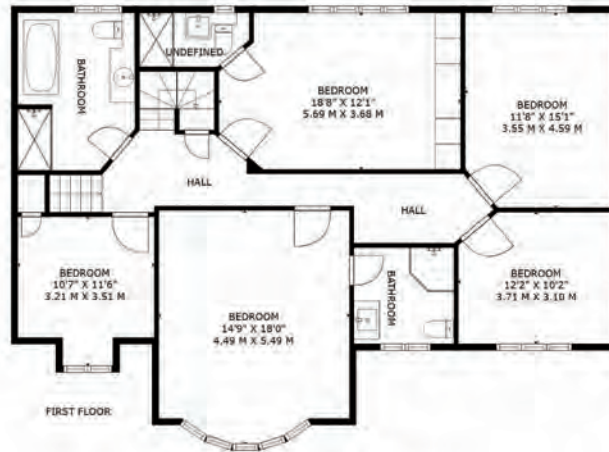
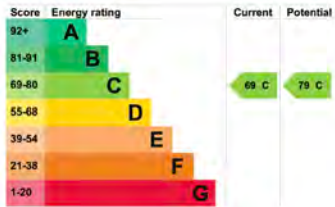
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 3316 sq ft, 308 m²
 LOW CEILINGS: 256 sq ft, 26 m²
 ATTIC: 44 sq ft, 4 m²

OVERALL TOTALS: 3616 sq ft, 338 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION





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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

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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

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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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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