



22 High Street  
Hillmorton | Rugby | Warwickshire | CV21 4EE

FINE & COUNTRY

# 22 High Street



*A beautifully presented, modern detached home in a popular location, with five bedrooms, three bathrooms, four reception rooms and south facing gardens.*



# KEY FEATURES

22 High Street in Hillmorton was originally constructed in 2002 by a renowned local builder and the property offers over 2000 square-foot of living space with south facing gardens and accommodation. Comprising; an entrance hall, snug, refitted kitchen, utility room and cloakroom, garden room, sitting room and formal dining room. There are five bedrooms on the first floor with two ensuite shower rooms and a refitted family bathroom, whilst outside, the property has a driveway and detached double garage and south facing gardens that are not overlooked.

## Ground floor

The property has a large and welcoming entrance hall with access to the cloakroom and the snug, dining room, sitting room and kitchen. The formal dining room provides double door access to the garden room, with its bifold doors opening onto the rear terrace. A large but cosy lounge is situated at the rear of the house, filled with an abundance of natural light via the three double-glazed windows. The refitted kitchen has high-quality granite work-surfaces, modern contemporary copper handles and tap, and built in appliances that include a four-ring gas hob, oven, grill, dishwasher and fridge freezer. A door leads off to a convenient utility room.









## SELLER INSIGHT

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*I can honestly say that it was a bit of everything that attracted me to the property when I came across it five years ago," says the owner. "Firstly, the location is absolutely perfect; Hillmorton is a fantastic place to live. Head out in one direction and you're in the centre of Rugby with its superb array of shops and amenities, but head out in the opposite direction and there's virtually nothing but mile upon mile of rolling countryside. We also benefit from really good transport links – we can hop on the train and be in London Euston in under an hour – and we're in the catchment area for both Paddox Primary School and also Hillmorton Primary, which is rated outstanding by Ofsted, so it's a great place to raise a family."*

*"The house itself is really spacious and it has a great layout on the ground floor with rooms that flow beautifully into one another – so it's ideal for family life and entertaining. They radiate from the large reception hall, and both the dining room and the lounge connect to the sunroom, which in turn can be opened up to the garden. During the summer months we tend to have all of the internal double doors pushed back to create an almost open-plan feel, but when it's cold and miserable outside we can close them up to create more cosy-feeling spaces."*

*"Outside we have a lovely garden that has been designed to be really family friendly. There are areas for sitting out, relaxing and alfresco entertaining, but it's the children who've used it the most. The lawn is a great space for a bit of a kick about, there's another area of grass behind the double garage which they also use, and we have a long driveway with space enough for play equipment, and it's also been used for riding their bikes and scooting up and down. We're not far from the main road but the garden is always really peaceful, and the trees and hedging provide a fantastic degree of privacy."*

*"We're moving simply because we need a sixth bedroom, but we've every intention of staying in Hillmorton," says the owner. "We love the community feel, the fact we're on the fringes of town but at the same time in close proximity to the countryside... We wouldn't dream of living anywhere else. We will miss this house, though. It has been a really wonderful home and we've had five very happy years here."\**

\* 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 property has a 'block and beam' constructed first floor with five bedrooms. Bedroom one faces the rear of the property with access to an ensuite shower room and is adjacent to the refitted family bathroom with shower, and high-quality contemporary tiling. Bedroom two is a double room at the front of the property with a refitted ensuite shower room, bedroom three is another double room facing the front, whilst bedroom four is another double with rear views, and bedroom five is a useful single bedroom or work from home office.











## Outside

22 High Street has a low maintenance block paved fore garden and a tarmac drive leading to timber double gates. The drive continues into the rear garden and leads to a detached double garage with up and over door. The rear garden is south facing with a patio just off the garden room and laid mainly to lawn, in a southerly facing aspect.









# LOCATION

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Hillmorton is a suburban area in the town of Rugby, located in Warwickshire, England. It is situated to the east of Rugby's town centre and has a rich history that dates back to medieval times. Originally a separate village, Hillmorton has been absorbed into the expanding town of Rugby but still retains a distinct character and community feel.

The area is known for its historical significance, including the ancient St. John the Baptist Church, which features a medieval tower and is one of the area's landmarks. Hillmorton is also recognised for its old canal system, specifically the Oxford Canal, which played a vital role in the area's industrial past and is now a popular spot for leisurely walks and boating activities.

Hillmorton offers a blend of old and new, with a mix of traditional cottages, modern housing developments, and various amenities including schools, shops, and pubs that cater to the local community. Its residential nature makes it a popular choice for families and those seeking a quieter lifestyle while still being close to the amenities of Rugby town.

The area has good transport links, with easy access to major roads and nearby train stations, making it convenient for commuters to larger cities such as Coventry and Birmingham. Despite modern developments, Hillmorton has managed to preserve much of its village charm and continues to be a desirable location within Rugby.



# INFORMATION



## Services, Utilities & Property Information

Utilities – Gas central heating, electricity, mains water, mains drainage 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.

Parking: 2 Spaces in the garage and 2 spaces on the driveway

Tenure – Freehold - Please note there are easements on the title – please speak with the agent for further information.

Directions – CV21 4E

Local Authority: Rugby Borough Council

Council Tax Band: F

## Viewing Arrangements

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

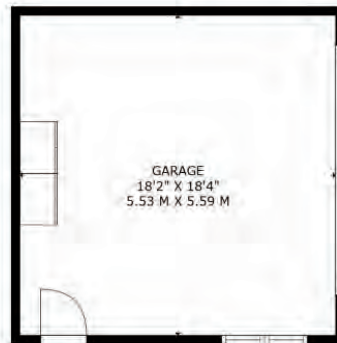
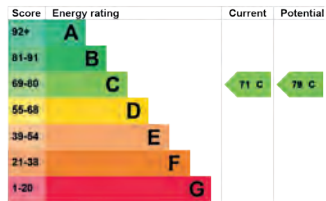
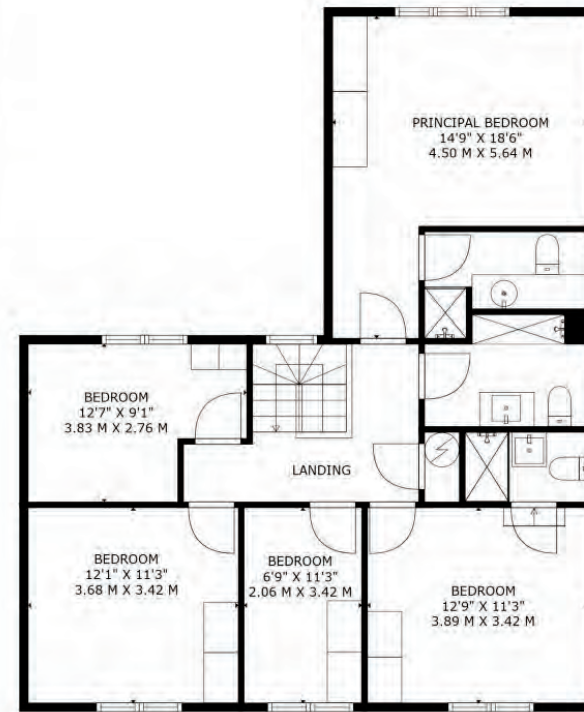
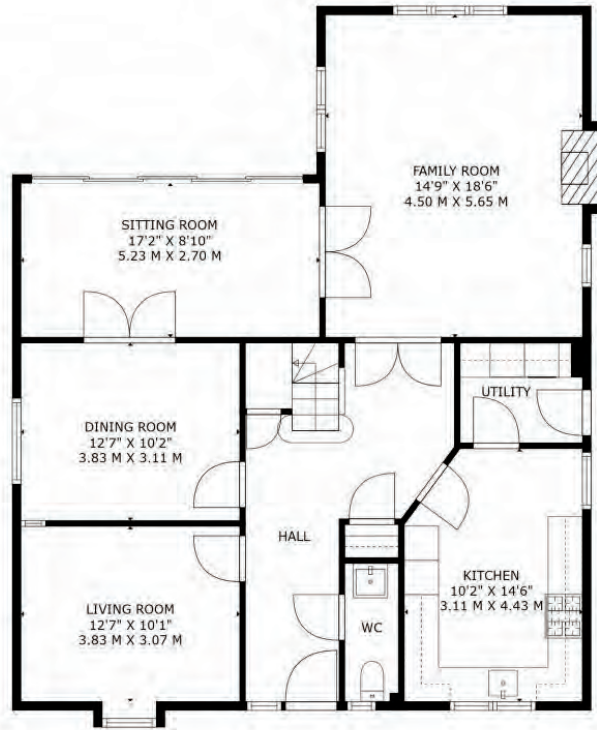
## Website

For more information visit [www.fineandcountry.com/rugby-estate-agents](http://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: 2052sq ft, 191m2  
 GARAGE: 333sq ft, 31m2, BAY WINDOW: 4 ft, 0m2, FIREPLACE: 6sq ft, 1m2

**OVERALL TOTALS: 2395sq ft, 223m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Agents notes: All measurements are approximate 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 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. 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. For a free valuation, contact the numbers listed on the brochure. Printed 09.09.2024





# 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

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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

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

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

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