



2 The Elms  
Ashlawn Road | Hillmorton | Rugby | Warwickshire | CV22 5EU

## 2 THE ELMS



*A charming period home with a contemporary touch,  
featuring annexe facilities, a private gated driveway,  
and landscaped gardens spanning 0.56 acres on the  
outskirts of Rugby.*







# KEY FEATURES

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An opportunity to purchase this impressive Edwardian home that was originally constructed just over 100 years ago with over 4,000 ft<sup>2</sup> of accommodation. As you would expect in a period property, number 2 The Elms has an array of period features including high ceilings, cornicing, fireplaces, original floors and beautiful large, glazed windows. The full accommodation comprises of a beautiful entrance hall, sitting room, conservatory, a refitted split-level kitchen/dining room with high end appliances, utility & cloakroom whilst on the upper floors there are six bedrooms, three bathrooms (two ensuite) as well a large games room which currently houses the pool table and bar. The separate annexe has its own entrance, ideal for an independent relative or older teenager, and comprises of a bedroom and a wet room, this also has direct access to the utility room to the main house which also acts as a kitchenette to the annexe. Outside there are landscaped gardens which measure 0.56 of an acre with a private gated driveway, a double garage, EV charger and a secluded hot tub area.

## Ground Floor

The property is entered through a stained-glass door into the hallway. A handsome staircase rises to the first floor with an under stairs storage cupboard, attractive panelling and recently replaced stylish floor tiles in the hall. There is a high ceiling with original cornices, two stained glass front windows and a period radiator. The living room has a central fireplace with a stone hearth and an inset wood burning stove. Double doors then lead into the conservatory, which also has oak flooring throughout and double French doors leading into the garden.

The heart of the home hosts a beautifully styled and re-fitted open plan kitchen dining area with top of the range Wren kitchen complimented by quartz work surfaces, a large island unit, a variety of high-end Neff built in appliances including pop-up extractor fan, induction hob, high end Neff ovens with hide and slide doors, a built-in fridge freezer, convenient breakfast station and Quooker hot water tap. There's a step up to the dining room area with its period oak floor, bay window that overlooks the gardens, two antique style radiators and original cabinetry and shelving. Steps then take you down to the laundry/utility room. This spacious utility area can also be used as the kitchenette to the annexe with wooden floor, again with a range of bespoke units. From here there is a separate cloakroom, access to the annexe and a secondary staircase that leads to two further bedrooms (one with ensuite shower room) and the large games room which is a fantastic space for entertaining!

























## First Floor

The part galleried landing has an original ceiling rose with high ceilings and cornices. A window provides fabulous views over the garden, original storage cupboard and a further staircase rising to the second floor. The principal bedroom has front and side windows which overlook the front gardens. There is an en-suite, comprising of a shower cubicle with a power shower, contemporary wall hung basin and low-level flush WC, fitted mirror and shaver point. The second bedroom has a window that overlooks the garden whilst the refitted family bathroom has bespoke fitted wardrobes that provide excellent storage as well as a slipper style bath, separate shower cubicle, wash hand basin and WC.

The other wing of The Elms, which is accessed via the secondary staircase and as previously mentioned, has two further bedrooms (one with ensuite shower room) and the large games room which is a fantastic space for entertaining!

## Second Floor

The second-floor landing has a double glazed window overlooking the gardens. Bedroom four is a double room, which is well lit by a Velux roof light whilst bedroom three is also a spacious double room with both front and side windows.



















## Outside

### Garage, Gardens & Parking

The gardens, covering 0.56 acre, are divided into sections including a hot tub area and vegetable beds along the boundary wall. It features a large willow, a protected horse chestnut tree, and a summerhouse in the corner. The main garden, at the front of the house, is enclosed by laurel bushes, established trees, and an impressive oak tree.

The double garage has an electric roller door and light and power is connected. To the front of the house there is a large shingle parking area with good turning and parking provisions.







# LOCATION

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Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education. Equally so for transport too, thanks to its convenient motorway links and speedy rail services to Birmingham, Leicester and London Euston in around 50 minutes.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa Warwick, Stratford upon Avon, Kenilworth, Henley In Arden and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km<sup>2</sup>, it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.







# INFORMATION

## Services

Utilities – gas central heating, mains water, mains drainage, broadband is 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 Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. We advise you to check with your provider.

Tenure – Freehold

Directions – Postcode CV22 5EU

Local Authority: Rugby Borough Council

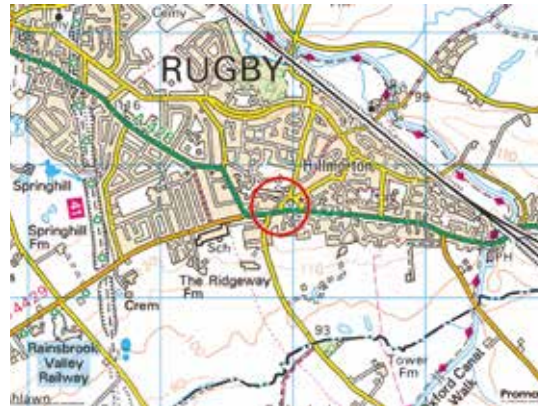
Council Tax Band: G

## Viewing Arrangements

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

## Opening Hours:

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







SECOND FLOOR



OUTBUILDING



MAIN HOUSE FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 3736 sq ft, 345 m2  
GARAGE & OUTBUILDING: 532 sq ft, 49 m2

OVERALL TOTALS: 4268 sq ft, 394 m2

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



**PRS** Property Redress Scheme

**tsi**  
APPROVED CODE  
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**FINE & COUNTRY**







# 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 AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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

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