



34 Elsee Road  
Rugby | Warwickshire | CV21 3BA

FINE & COUNTRY

# 34 Elsee Road



*An elegant and beautifully presented townhouse  
in this popular road within the Rugby School  
conservation area, filled with an abundance of  
Victorian features.*







# KEY FEATURES

34 Elsee Road is a beautifully presented Victorian villa offering a host of period features throughout and offering six bedrooms, three bathrooms together with two separate reception rooms, a refitted kitchen/breakfast room, utility room, cloakroom and cellar, all set over three storeys of expansive accommodation totally nearly 2500 ft<sup>2</sup>. The house offers a wealth of character features, including original Minton tile floor, ornate ceiling cornicing, original fireplaces and attractive Victorian doors. Elsee Road is one of the more sought-after, quiet streets in the conservation area, yet conveniently located for the busy town centre with its abundance of cafes and restaurants and within a few minutes' walk of Rugby train station where London Euston can be reached in under an hour. The property has a delightfully private courtyard garden and parking permits are available within this pretty Victorian street. Early internal inspection is strongly recommended.

## Ground floor

The property has an original entrance door with leaded stained glass, providing glorious, coloured light from the south facing frontage into the porch. The striking hallway has a Minton tile floor that leads to the principal reception rooms, kitchen breakfast room and cellar. The sitting room is situated at the front of the property with a sympathetic double-glazed, sash bay window providing plenty of natural light, a stripped pine floor, feature fireplace and ceiling cornicing. The dining room also has a feature fireplace, a stripped original floor and French doors providing access to the rear garden, an original picture rail and ceiling cornice together with an independent access to enter the kitchen breakfast room. This delightful room has a full height double glazed window to the side and a shaker style fitted kitchen, with a variety of base units, ample work surfaces and an attractive tiled splashback. At the rear of the kitchen there is access to the utility room, which provides access to the garden and the cloakroom with wash basin and a low-level WC. The utility room has a convenient cupboard housing plumbing for a dishwasher, washing machine and tumble dryer and the wall mounted central heating boiler. The cellar is split into three separate areas and houses the inputs for the electric and gas to the property.















# SELLER INSIGHT

Backing onto the leafy St Andrew's Gardens, this handsome three-storey townhouse, built circa 1901, is situated in a row of homes on one of Rugby's most popular residential streets. Boasting six bedrooms and a wealth of period features — including ornate plasterwork, bay windows, original fireplaces, and a beautiful Minton-tiled floor in the impressive hallway — the house functions equally well as a family home or a place to entertain guests. "The large kitchen/diner is perfect for whipping up family meals or catering for dinner parties, and with the separate but adjoining dining room, hosting is a dream!" explains the owner. Set in the heart of the city on a quiet, no-through road, they add: "having lived nearby for years I've known for a long time that Elsee Road is a very special street. Being a no-through road with residents-only parking is a great draw, as is the overall classic Victorian/Edwardian look and feel of the buildings. People admire the houses as they walk by, and at Christmas, it looks stunning with all the twinkling lights lit." The attractive building is further complemented by a beautiful garden paved with clean, pale pavers and brimming with plant pots filled with hydrangeas, azaleas, acers, jasmine, and ferns. "I love the container style of gardening because it allows me to shift things around when I fancy a change. The garden gets plenty of sunshine in summer, and it's so lovely having the trees behind the house in the church gardens — it gives the impression of being in the woods." While typical of a townhouse garden in size, it's still plenty big enough for enjoying and hosting, yet extremely easy to maintain.

"The house has such a welcoming, cosy feel while also being extremely spacious. A huge bonus is that it's beautifully decorated, renovated, and ready to move into."

"I enjoy gazing out across the rooftops from the top floor and adore the living room with its bay window and large fireplace. The sun streams in here during the day."

"The house is within walking distance of the town centre and mainline station — I can be in London Euston in under an hour. It's also perfectly located for quick access to Rugby School and the Rugby School Sports Centre."

"Elsee Road has a great sense of community. My neighbours on either side are lovely and always up for a chat, but everyone also respects each other's privacy."\*

\* 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

34 Elsee Road has four bedrooms and a family bathroom on the first floor. The principal bedroom has a large, double-glazed bay window, an original fireplace and a stripped original door leading to the ensuite shower room with a shower cubicle, a range of attractive contemporary tiling, wash basin with cabinet and splashback, and low-level WC. Bedroom two has views of the rear garden and a built-in double wardrobe and attractive original fireplace with tiled hearth. The family bathroom has been luxuriously appointed with a range of attractive grey tiles surrounding the bath and shower area, a pedestal wash basin, low-level WC and two double-glazed opaque windows. Bedroom six is a single room with window to the side and could be used as a perfect study or dressing room. Bedroom three is another generous double room with attractive views of the garden. On the landing the original staircase leads to the spacious second floor.













## Second Floor

The second floor has ample natural light from the Velux roof window, some useful storage and easy landing access to a loft void at the rear of the property. There are two double bedrooms on this floor, one with a double-glazed sash window providing attractive views of Rugby School and the rear room which has views across a former churchyard with an abundance of coniferous and deciduous trees. The bedrooms are served by a shower room with a range of attractive tiling, a wash basin with cabinetry and a conservation roof window providing natural light.









## Outside

The street has no designated off-road parking but residents in Elsee Road receive a permit for vehicles and a guest permit for visitors. 34 Elsee Road has a small low maintenance fore garden with a low brick wall and pathway leading to the front entrance door. There's a gated side access shared with the neighbour that leads to rear garden.

The rear garden is incredibly low maintenance with a full patio perfect for entertaining, getting plenty of sunshine in the summer. It is bordered by original Victorian hipped wall, some trellis and traditional fencing for added privacy.











# LOCATION

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Rugby is a historic market town located in Warwickshire, England, known for its deep ties to history and its growth from a modest settlement into a vibrant community. The town's origins date back to the early medieval period, when it was known as "Rocheberie," meaning "the fortified place of Hroca's people." While Rugby remained a small market town for many centuries, it began to flourish in the 19th century with the arrival of the railways, transforming it into an important transportation hub that connected various parts of the UK.

One of the town's most notable landmarks is Rugby School, which was founded in 1567. The school is famous not only for its Gothic Revival architecture and historical significance but also as the birthplace of rugby football, attracting visitors and students from around the world. Rugby School stands as a testament to the town's proud educational heritage, and it continues to play a key role in the community. Another important cultural site is the Rugby Art Gallery and Museum, which showcases local history and art, as well as housing the World Rugby Hall of Fame, celebrating the town's contribution to the sport. St Andrew's Church, with its 14th-century spire, is another historical gem, providing a glimpse into the religious and architectural past of the town.

Historically, Rugby has been associated with industry, particularly in engineering and manufacturing. During the 19th and 20th centuries, companies like British Thomson-Houston (BTH) and Willans & Robinson were major employers, fuelling the town's economy and growth. Today, while traditional heavy industry has declined, Rugby has adapted to modern times with a more diversified economy. The town is a hub for logistics and warehousing, thanks to its strategic location near major motorways, including the M1, M6, and A14, which provide excellent road connections to various parts of the country. Rugby is also well-connected by rail, being a major junction on the West Coast Main Line. Trains regularly run to cities like London and Birmingham, making the town a convenient base for commuters and travellers. The town's educational institutions, besides Rugby School, include well-regarded schools such as Lawrence Sheriff School and Ashlawn School, which contribute to the town's reputation for academic excellence. Rugby College, part of the Warwickshire College Group, offers a range of vocational courses, making it a centre for further education in the region.

Recreationally, Rugby offers a blend of parks, sports facilities, and community spaces. Caldecott Park, located in the heart of the town, provides a tranquil spot for residents and visitors, with beautiful gardens, a children's play area, and a café. In addition to its famous rugby heritage, the town also caters to a variety of other sports, including football, cricket, and golf. Throughout the year, Rugby hosts a range of events, from music festivals to food fairs, reflecting the town's vibrant cultural life.

The town's shopping scene includes a mix of independent boutiques and national chains, and its dining options are diverse, with a range of restaurants, cafés, and traditional pubs offering different cuisines. Housing in Rugby is varied, from charming historic homes to more modern developments, making it a town that appeals to different tastes and lifestyles. It's a place where modern living blends seamlessly with a rich sense of history, and its strong community spirit is evident in its many local events and initiatives.

Surrounding Rugby, the picturesque Warwickshire countryside offers a peaceful escape, with scenic villages and rural walks that are just a short distance from the town centre. Many people are drawn to Rugby not only because of its excellent transport links and proximity to larger cities but also because of its overall quality of life. With good schools, ample green spaces, and a sense of community, Rugby remains an attractive and pleasant place to live and visit, where history and modernity coexist harmoniously.







# INFORMATION

## Services, Utilities & Property Information

Utilities – mains gas, 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.

Parking – On Street permit parking through a local authority parking scheme

Title notes - Ownership carries responsibility to contribute towards the cost of shared drains and the passage way between numbers 32 and 34 Elsee Road. There is a right of way over the shared passageway with No.32 for access to the rear of the property.

Tenure – Freehold

**Directions** – Postcode: CV21 3BA

**Local Authority:** Rugby Borough Council  
Council Tax Band: F

## Viewing Arrangements

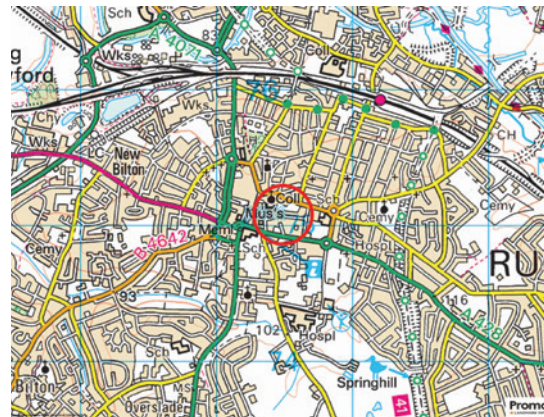
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

## 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: 2402 sq ft, 225 m2  
LOW CEILINGS: 31 sq ft, 2 m2

OVERALL TOTALS: 2433 sq ft, 227 m2

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

**PRS** Property Redress Scheme



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

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 11.10.2024

**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

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

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)



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

