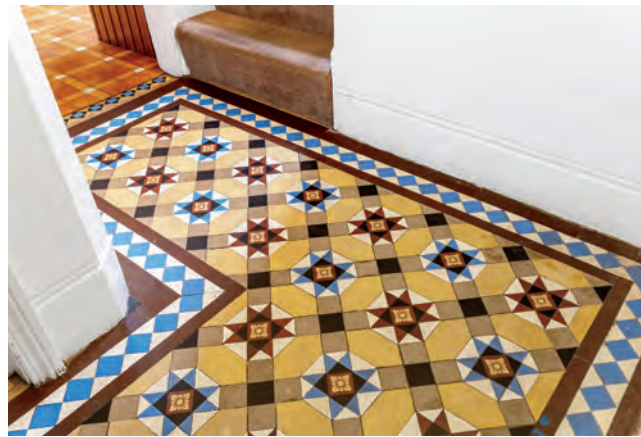




79 Hillmorton Road  
Rugby | Warwickshire | CV22 5AG

FINE & COUNTRY

# 79 HILLMORTON ROAD



*A detached double fronted Victorian home,  
with a generous plot and a few minutes'  
walk from Rugby railway station.*







# KEY FEATURES

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79 Hillmorton Road is a spacious detached townhouse offering four well-proportioned bedrooms on the first floor and a large family bathroom, whilst the ground floor has been cleverly extended with a convenient ground floor double bedroom and ensuite, which has its own access, providing a potential self-contained annex within the home overlooking the gardens.

There are two large reception rooms in the main house, including a smaller sitting room and a large lounge/dining room with views of the rear garden, whilst there's a kitchen with access to the cellar, utility room and separate WC. The house has some excellent Victorian features, including double glaze sash windows, original fireplace and an attractive Minton tiled floor in the entrance hall and traditional entrance door. The property is ideally located for access to Rugby town centre and is also within a few minutes' walk of Rugby railway station where London Houston can be reached in under an hour.

## Accommodation

### Ground Floor

Behind the traditional entrance door is a hallway with an original Minton tiled floor and access to the two main reception rooms including the lounge/dining room, with double-glazed sash window and double-glazed patio doors leading to the rear garden. There's a smaller sitting room with an attractive bay window, a kitchen/breakfast room with access to the cellar, rear lobby with its own access to the utility room and large ground floor double bedroom which has double glazed patio doors leading to the garden, access to a loft void and a door leading to an ensuite shower room. This area of the house is considered to be an ideal self-contained annex, perfect for independent children or elderly relatives.

































### First floor

The first floor landing has a double-glazed window overlooking the rear gardens, access to a generous loft space, the four bedrooms and family bathroom. Bedroom one is a generous double room with a Juliet style balcony overlooking the rear gardens and range of built-in wardrobes, bedroom two is another double room with views of the frontage and an attractive original fireplace. Bedroom three is also another double bedroom at the front and is adjacent to bedroom four, which is currently used as a convenient 'work from home' office. The generous family bathroom benefits from a separate shower cubicle, a whirlpool bath, twin sinks and an enclosed WC and an opaque double glaze window to the rear.























### Outside Gardens & Parking

The property has a small fore garden, enclosed by a low brick wall with wrought iron railings, pillars and a pedestrian gate with a pathway leading to the front entrance door. There's off-road parking in front of a single garage, which has a double door entry and provides access to the rear garden. There is also access to the annex part of the house on the left-hand elevation and the rear garden is considered to be a generous plot for a house of this type in the town centre, measuring 0.14 acre in total and is laid mainly to lawn, with a raised deck on the rear of the lounge/dining room. There is also a summer house with additional decking, a range of mature shrubs and borders, a greenhouse and timber shed.







# 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. Situated on the northern edge of Rugby, this location combines the relaxation of a semi-rural retreat by the River Avon, with plenty of amenities close by including a new retail park at hand and the Warwickshire countryside beyond.

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 & Property Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - E

Local Authority - Rugby Borough Council

Electricity Supply - Mains electricity supply

Water Supply - Mains water supply

Drainage & Sewerage - Mains drainage and sewerage

Heating - Mains gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

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

Parking - Off-road parking in front of a single garage which has a double door entry.

Special Notes - There are covenants on the property, please speak to the agent for further details.

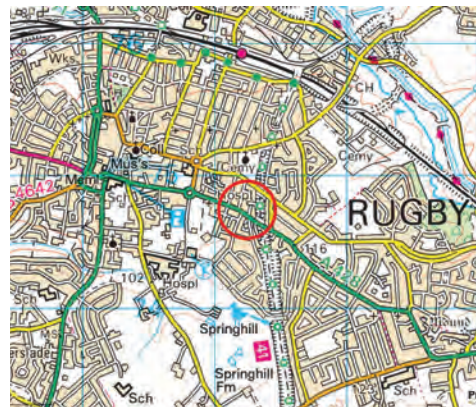
Directions - Postcode CV22 5AG

## Viewing Arrangements

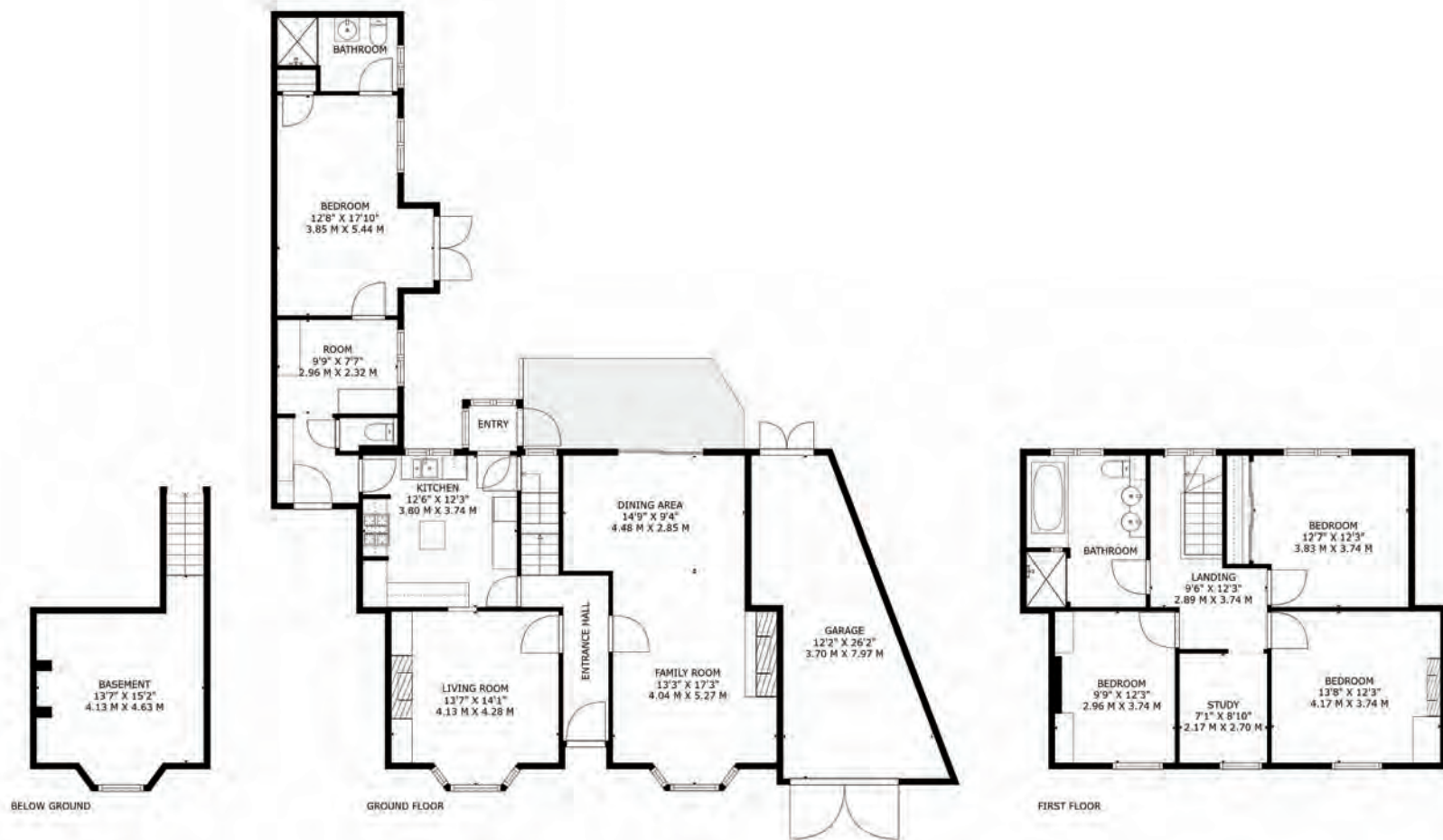
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>







GROSS INTERNAL AREA: 1959 sq ft, 182 m<sup>2</sup>  
 BASEMENT: 204 sq ft, 19 m<sup>2</sup>  
 GARAGE: 255 sq ft, 24 m<sup>2</sup>

**OVERALL TOTALS: 2418 sq ft, 225 m<sup>2</sup>**

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

**Property  
Redress**



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 12.05.2025

**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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sam.funnell@fineandcountry.com

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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