



Greylands
47 Hillmorton Road | Rugby | Warwickshire | CV22 5AB

GREYLANDS



A beautifully presented detached Victorian villa with over 3,000 ft² of accommodation, with a stunning rear extension and some attractive period features.



KEY FEATURES

Greylands is a striking, detached Victorian villa, that has been lovingly maintained and cleverly extended by the present owners. The expansive accommodation extends over 3 storeys, with 4 double bedrooms and a family bathroom on the first floor and a further 3 bedrooms (one with an en-suite shower room) on the second floor, ideal for a growing family or those that work from home. The ground floor is ideal for family living, with a gorgeous welcoming hallway, a sitting room, drawing room and a large family room. There is also a utility room, cloakroom, cellar and a large rear extension, sympathetic to the building's origins, housing the modern kitchen/family room with its panoramic views of the gardens. The property is blessed with a host of original features, including fireplaces and ornate ceiling cornicing and the gated driveway provides plenty of off-road parking, whilst there is a modern single garage at the rear. The sellers have recently replaced most of the windows with double glazed heritage style frames, bespoke to each room. At the rear of the property is a delightful, sheltered garden, perfect for entertaining. Early internal inspection is strongly encouraged to fully appreciate the superb modern interiors, combined with plenty of period charm.

Ground Floor

Behind the original entrance door is a larger welcoming hallway with original parquet floor, high ceilings, ceiling cornicing and an oak staircase with original balustrades that leads to the first floor. There's an open sitting room at the front of the property with a large double-glazed window with bespoke shutters, window seat and original fireplace. Across the hall is an inner lobby, with an alternative entry to the house with Minton tile floor and access to the secondary staircase and beneath that a large cellar.

The family room at the rear of Greylands, has a spectacular panelled ceiling and original fireplace with tiled hearth, French doors that lead off to the rear patio and a further door that leads to the extension and kitchen/dining room. The drawing room is at the front of the house with a large bay window, with bespoke privacy shutters, an open fireplace with tiled surround and two original leaded windows on either side of the chimney breast.

The house has been cleverly extended by an inspirational local architect, sympathetic to the building's origins but synonymous with modern living, with a large kitchen/dining room at the rear of the house. There's plenty of built-in storage centred around a tiled floor and access to a utility room at the side of the property, which has a door leading to the side access and a window overlooking the rear gardens, space and plumbing for a washing machine and tumble dryer and a wall mounted central heating boiler. The kitchen area itself has been fitted with a range of bespoke timber, white painted units with adjoining granite works surfaces. There's an island unit with a breakfast bar that could accommodate four people for casual dining, two sinks set beneath the window overlooking the garden and a further sink on the island unit. There's a fine range of built-in appliances including three ovens, a warming drawer, four-ring Neff induction hob and a singular gas hob suitable for wok cooking, with extractor hood above. There is also an integrated Miele dishwasher. The kitchen area has vaulted ceiling with a range of Velux roof windows and to compliment this, is an attractive dining area with semicircular windows, providing attractive views of the rear gardens. Above is a glazed canopy with feature lighting, perfect for evening entertaining.









SELLER INSIGHT

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When we first came across Greylands, it immediately struck us as the perfect blend of location, character and opportunity. We could see the potential to redevelop and modernise a family home that would evolve with us, while staying within easy reach of schools, activities, local amenities, trains, airports and motorway links.

Over the years, Greylands has become so much more than a home, it's been the setting for family life in all its stages. The heart of the house is undoubtedly our bright, open-plan kitchen and dining area. It's where we come together at the end of the day, where we cook, talk, laugh and celebrate with family and friends. Whether it's a casual tea around the island, a family gathering in the Orangery or a full Christmas dinner for twenty, this space adapts beautifully to every occasion.

We love how the house balances traditional and modern design, the elegant Victorian frontage gives way to a more contemporary, light-filled rear, creating a home that feels both classic and fresh. The generous proportions make every room feel calm and inviting, while the layout allows everyone to find their own space, whether that's a quiet moment by the fire in the lounge, a snooze with a book in hand, or a lively game in the Games Room.

When we redesigned the interior, versatility was key. We wanted spaces that could evolve with us, and they truly have. The Games Room has been everything from a playroom when the children were small, to a hub for teenage gatherings, to a relaxed informal lounge now that they're grown. Our offices at the top of the house offer a peaceful separation between work and home life, and the light, airy bedrooms provide the perfect retreat at the end of the day.

Outside, the garden is our sanctuary. Despite being on a main road, it's wonderfully peaceful, a place to relax, play or entertain. The patio flows seamlessly from the kitchen, perfect for summer BBQs and pizza evenings, while the 'Zen Garden' is my favourite spot to unwind with a book and a drink. The raised beds let us grow herbs and vegetables, and the space has hosted countless celebrations over the years, from Halloween parties to milestone birthdays, family Christmases and school reunions complete with a dancefloor and bar.

The sense of community here has also been a joy, our neighbours on both sides are engaging and thoughtful, which has made living here even more enjoyable.

Location was always one of the key reasons we chose Greylands, and it continues to be one of its greatest strengths. The train station is just a short walk away for easy access to Birmingham or London, while the nearby airports and motorway links have been invaluable for work travel. The children could walk or catch the bus to school, and for our sporty family, having so many activities and beautiful running and walking routes nearby, from the canals to the Millennium Wood, has been ideal.

Greylands has been the backdrop to so many memories, from everyday family moments to big celebrations, and we've loved every stage of living here. For anyone lucky enough to make it their own, our advice would be simple: make the most of the house's versatility and the convenience of its location, it truly offers the best of both worlds.*

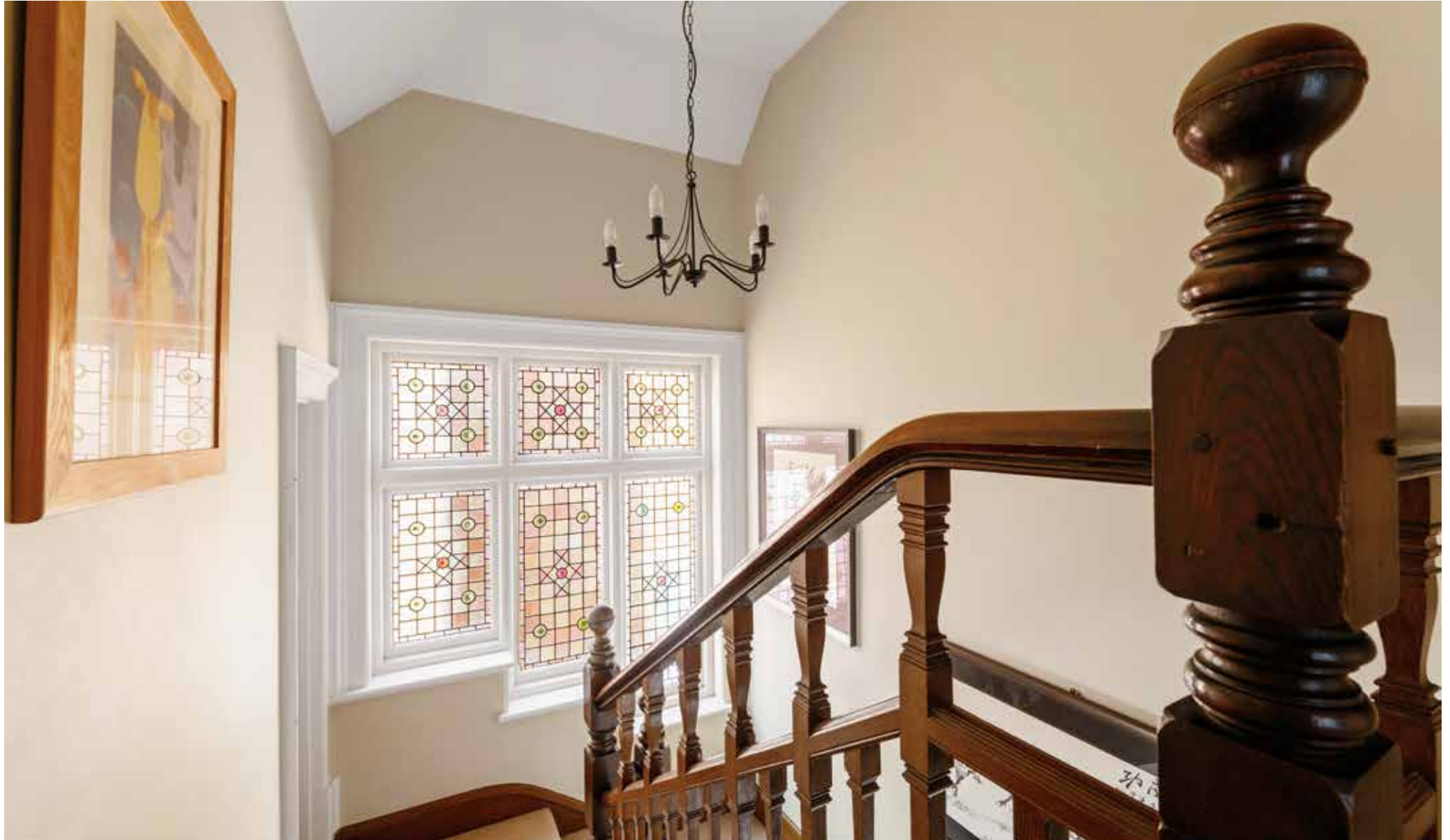
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First floor

On the half landing there is an attractive, large, original leaded glazed window, with coloured glass and access to a first floor WC, with a low-level WC wash basin and window to the front. The landing provides access to 4 double bedrooms with the principal bedroom offering a large bay window, bathed in natural light, original ceiling cornicing and a picture rail, an original cast iron fireplace, a complementary sink and deep sectional skirting boards. Bedroom two is another large double room with rear views, bespoke shutters, another original fireplace, wash basin and two opaque double glaze windows to the side aspect. Bedroom three enjoys views of the frontage with two double glaze windows, whilst bedroom four has views of the garden and rear extension and bespoke privacy shutters, currently used as the family gym. The family bathroom is just off the secondary staircase and is fitted with a four-piece suite, including whirlpool bath, enclosed WC, wash basin with mosaic tiled splashback and a corner shower cubicle with shower screen and heated chrome towel rail, together with a double-glazed window to the rear with additional bespoke privacy shutters.









Second Floor

The second floor provides access to 3 more spacious double bedrooms perfect for a growing family or those that work from home. Bedroom seven is situated at the front with double glazed small pane window overlooking the frontage, currently used as a work from home office. Bedroom five is a double room with front views and access to an ensuite shower room with separate shower cubicle, wash basin and low-level WC, together with integrated shelving for towel storage. Bedroom six has views of the rear, access to some eave storage space and a laminate floor, currently used as another work from home office. The landing has access to the remaining loft space.









Outside

Gardens, Parking & Garage

Greylands has a gated entry, with two original brick-built pillars, leading to a large off-road parking area where four vehicles can be easily accommodated. There are some raised flower borders and Victorian style, blue brick hipped walls surrounding the boundary. The house also has an EV charging point and a canopied porch, with steps that lead to the front entrance door.

Gated side pedestrian access leads to a large rear patio where the rear extension, sympathetically built to the origins of a Victorian Villa can be appreciated. The rear gardens are laid mainly to lawn, with some plum slate borders, a variety of trees providing a sheltered and private feel. At the rear of the garden is a further patio area surrounded by plum slate borders, neighbouring a large storage shed with a brick built base, a feather board exterior, a tiled roof and double glazed windows which could, with some imagination provide a garden room or outside office/gym. The rear has a pedestrian pathway and gated entry that leads to a recently built detached, single garage accessible via a small lane off the neighbouring road, Temple Street.





LOCATION

Rugby in Warwickshire is a thriving market town that blends a proud heritage with modern convenience. Renowned as the birthplace of rugby football and home to the historic Rugby School, the town carries a strong sense of tradition while continuing to evolve as a desirable place to live. Its central location is one of its greatest strengths, with excellent road and rail connections placing Birmingham, Coventry, Leicester and even London within easy reach, making it ideal for commuters.

The town itself offers a welcoming mix of high-street brands, independent shops, cafés and restaurants, alongside cultural attractions such as the art gallery, museum and theatre. Families are particularly well served, with highly regarded state and independent schools, and a wealth of sporting and leisure facilities. Beyond the town centre, residents enjoy access to picturesque Warwickshire countryside and charming surrounding villages, providing an appealing balance of rural beauty and urban convenience.

With its combination of history, strong community spirit, excellent amenities and outstanding transport links, Rugby stands out as a location that offers both lifestyle and practicality.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – G.

Local Authority – Rugby Borough Council.

Property Construction – Traditional – brick and tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Gas central heating.

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

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

Parking – Single garage and off-road parking for 4 cars. The property has an electric vehicle (EV) charging point.

Special Notes – The property is in a conservation area. The property is subject to restrictive covenants, rights, and easements. Shared private driveway - there are maintenance costs involved. Please speak to the agent for more information.

Directions

Postcode CV22 5AB

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>

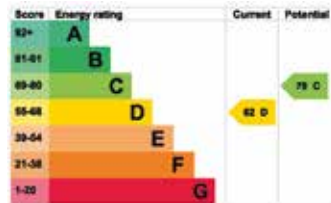
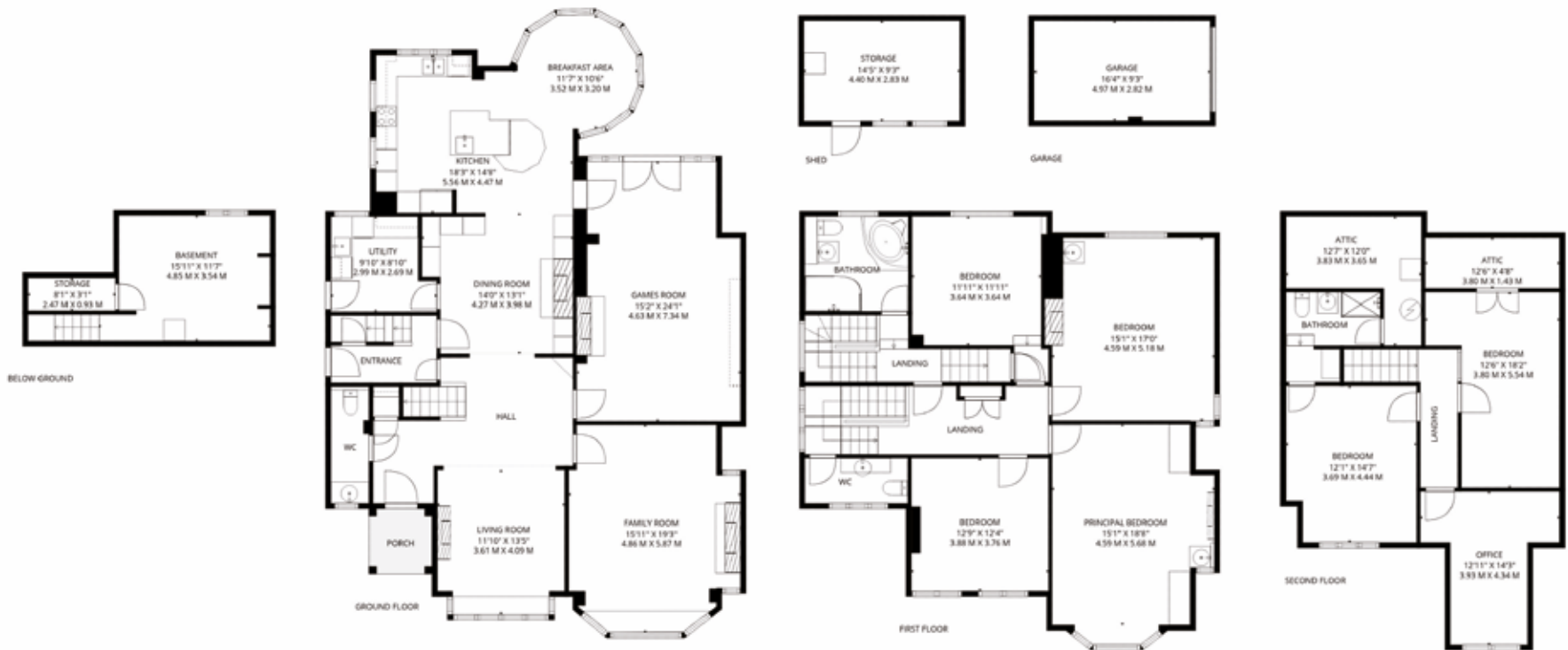
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 3569 sq ft, 332 m2
 LOW CEILINGS, BASEMENT & ATTIC: 353 sq ft, 33 m2
 OUTBUILDINGS: 314 sq ft, 29 m2

OVERALL TOTALS: 4236 sq ft, 394 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR 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 06.08.2025

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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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

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