



21 Hillmorton Road
Rugby | Warwickshire | CV22 5DF

FINE & COUNTRY

21 HILLMORTON ROAD



*Welcome to this magnificent residence
nestled in the heart of Rugby town.
Spanning nearly 6,000 square feet and
situated on over half an acre of lush
land, this home offers a truly grand and
captivating living experience.*



KEY FEATURES

As you step through the entrance, you are greeted by the breathtaking expanse of space and elegance. Towering ceilings, a regal staircase, delicate ceiling roses, ornate fireplaces, and tall skirting boards are just a glimpse of the remarkable character features that adorn this home.

The ground floor is a testament to contemporary living at its finest. The stunning open plan kitchen, dining, and living area effortlessly caters to all your needs, creating the perfect space for both everyday living and entertaining. Additionally, a formal living room, a refined dining room, a library or office, a convenient boot room, and a utility room further enhance the practicality and functionality of this remarkable home.

Ascending the grand staircase to the first floor, you will discover seven generously sized bedrooms, including a luxurious dressing room. The three beautifully appointed bathrooms continue the theme of elegance and provide ample space for relaxation. The character and spaciousness that define the ground floor extend seamlessly throughout this level, ensuring a harmonious living experience.









SELLER INSIGHT

“We were highly impressed by the local prep school which is what attracted us to the area initially, and after spending some time searching for the right property, we found this one, a decision that we have not once regretted. We moved around a lot prior to living in Rugby and here we are 15 years later, testament to both the house and location,” say the owners.

“We were immediately struck by the convenience of being in town but also how extremely private it was, and to us and our lifestyle, it was the best of all worlds. The house is an unusual mix of privacy and convenience, and the ability to walk to shops and restaurants is an underappreciated pleasure. We have led an active lifestyle with our children and there are a wide range of sports clubs to enjoy locally, including cricket, hockey, and rugby.”

“Our family were young when we moved here and it’s been a wonderful place for them to grow up. The house has easily adapted to the differing needs of growing children as there’s plenty of space for us all to be together and places to retreat to when in need of some quiet time. The house is large but we don’t feel like we’re rattling around as the layout works so well; it’s a flexible mix of everyday family space combined with formal reception rooms.”

“I think the best feature about the property is the natural light. The formal lounge is a peaceful space that’s flooded with light from the bay and side windows and it’s the best spot to relax with a good book. We opened up one wall to enhance the family living experience which has given us our large kitchen / dining / family room that is filled with morning light – where better to start your day! The house is perfect for entertaining too as it works equally as well for large family Christmas dinners as well as smaller, more intimate get-togethers.”

“The garden is a superb space that is ideal for hosting large groups and family BBQs. We have added a lot of planting which has matured beautifully and has given us even more privacy, so we have been able to fully enjoy the outside space that comes complete with a swimming pool and tennis court.”*

* 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.











If the seven bedrooms on the first floor are not enough, the third and final floor offers two additional double bedrooms and another full bathroom, providing flexibility and versatility for your unique needs.









The exterior of the property is just as enchanting as the interior. Upon entering through the impressive electric wrought iron gates, a block paved driveway welcomes you, offering convenient parking at the front of the property. The driveway gracefully winds its way to the rear, leading to further parking and a triple garage, where a section has been thoughtfully transformed into a home gymnasium. Three electric up and over doors provide easy access.

Above the garaging, a self-contained studio flat awaits, offering an ideal space for guests or a separate living quarter. The private grounds, enclosed by hedgerows and a charming brick wall, exude a sense of tranquillity and privacy. A beautifully maintained lawn and a delightful patio area create the perfect setting for outdoor relaxation and entertainment.



Indulge in a refreshing swim in the heated outdoor swimming pool, complete with an electric automated cover for convenience and safety. Through an ornate wrought iron gate, you will discover a full-size tennis court, beckoning you to engage in friendly matches or hone your skills in a picturesque setting.

In summary, this exceptional home combines the grandeur and allure of a period property with the modern practicality needed for today's lifestyle. From its opulent interiors, spacious living areas, and an abundance of character features to its impressive outdoor amenities including a swimming pool and tennis court, this residence offers a truly remarkable and inviting place to live.







LOCATION

Living in Rugby, Warwickshire offers numerous advantages that make it an appealing place to reside. Firstly, Rugby boasts a rich history and a strong sense of community, creating a welcoming and friendly atmosphere. The town's central location provides convenient access to major road networks, making it easy to explore nearby cities and attractions. Additionally, Rugby is home to renowned educational institutions, including Rugby School and Lawrence Sheriff State School, offering exceptional educational opportunities. The direct train connection to London Euston allows for effortless commuting or quick trips to the capital, opening up a world of employment prospects, cultural experiences, and entertainment options. The vibrant market town ambiance, with its bustling market square and a variety of local businesses, adds charm and character to daily life. Moreover, the beautiful Warwickshire countryside surrounding Rugby offers picturesque landscapes and outdoor recreational activities. Overall, living in Rugby combines the advantages of a close-knit community, excellent educational facilities, convenient transport links, and a range of amenities, making it an attractive place to call home.



INFORMATION

Services

Mains gas, mains water, electricity and broadband are connected.

Council tax band H

Tenure: Freehold

Viewing Arrangements.

Strictly via the vendors sole agent Graham Lee on (0777 337 2667).

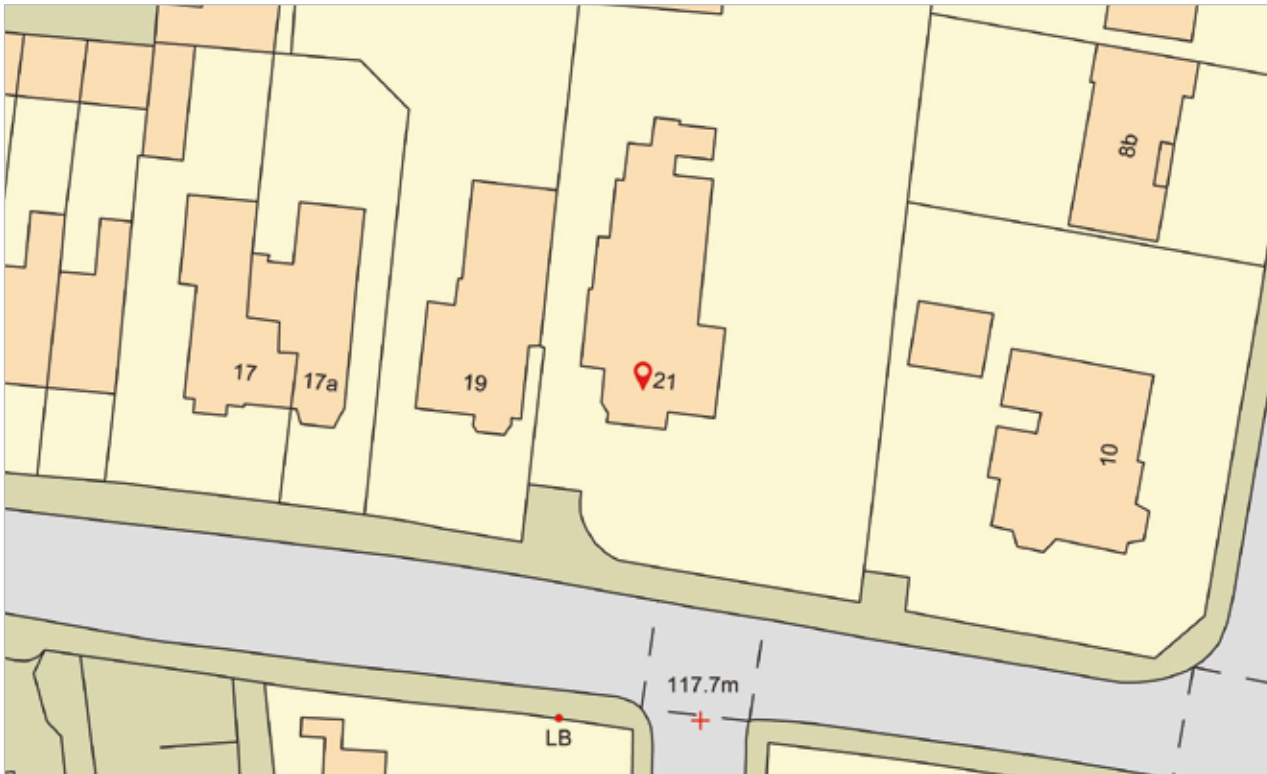
What Three Words

[///baking.wizard.lies](https://www.what3words.com/#!/baking.wizard.lies)

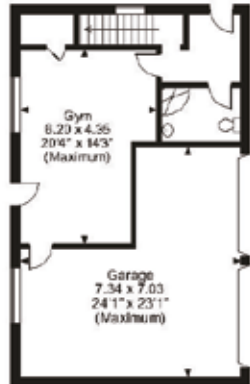
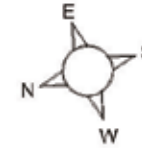
Opening Hours

Monday to Friday 9.00 am – 5.30 pm

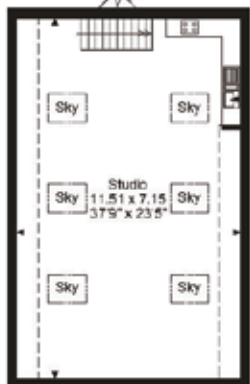
Saturday 9.00 am – 4.30 pm



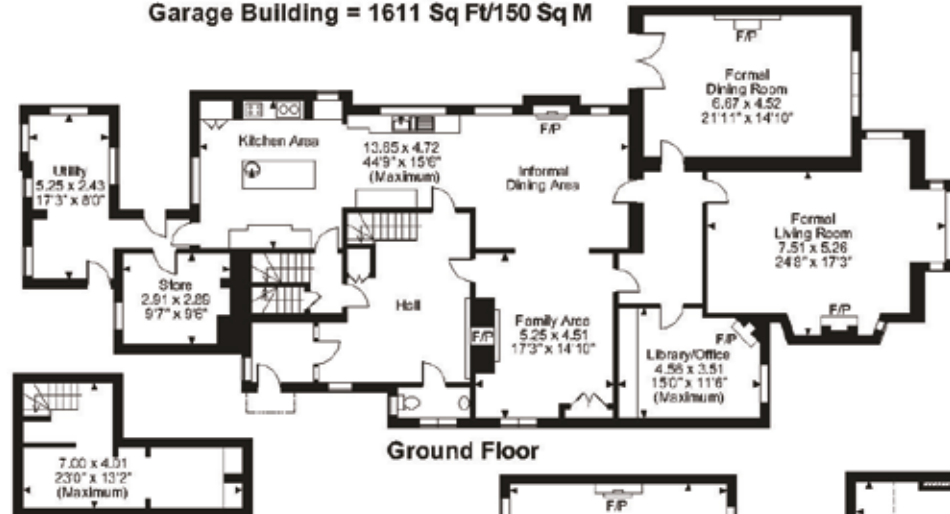
Hillmorton Road, Rugby
 Approximate Gross Internal Area
 Main House = 5771 Sq Ft/536 Sq M
 Garage Building = 1611 Sq Ft/150 Sq M



Garage Ground Floor

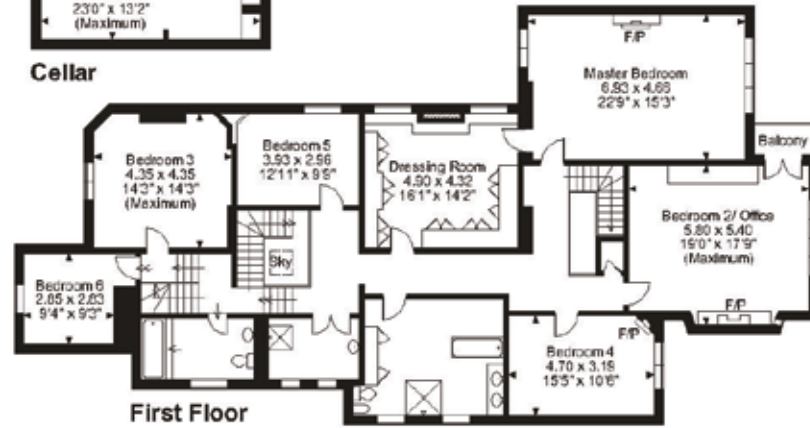


Garage First Floor



Ground Floor

Cellar



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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EPC Exempt



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. For a free valuation, contact the numbers listed on the brochure. Printed





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



GRAHAM LEE

PARTNER

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I have worked in the estate agent industry for nearly two decades. I have worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. I fully understand the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. My knowledge in the local market is second to none and my success, I believe is down to my commitment and determination to help my clients achieve their goals.

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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