



Brooke House
5 Hillmorton Road | Rugby | Warwickshire | CV22 5DF

BROOKE HOUSE



*A double bay fronted townhouse, the birthplace of the famous poet
Rupert Brooke.*



KEY FEATURES

A five bedroomed townhouse constructed in the mid 19th century and quite rightly listed as Grade II, as a building of historical interest, offering a host of architectural and period features and the birthplace of the literary genius Rupert Brooke who was born here in 1887 went on to become one of the foremost war poets of his generation. Brooke House offers five well-proportioned bedrooms, two bathrooms and four reception rooms, a kitchen breakfast room, a cellar, utility room and ground floor cloakroom. The property offers some extraordinary Victorian features, with a range of attractive fireplaces, beautiful Victorian Minton tiled floor, original sash windows, ceiling cornicing, original doors and turned balustrades on the attractive staircase. The property is offered for sale with no onward chain and is situated within the Rugby School conservation area and 10 minutes' walk from Rugby train station where London Euston can be reached in under an hour.

Ground Floor

The entrance hall has an original Minton tiled floor with an arch entrance door and turned balustrades with the staircase leading to the first floor. There are four separate reception rooms at Brooke House providing the perfect space for a growing family. The drawing room is at the front of the house with an impressive bay window overlooking the attractive fore gardens and has an open fireplace with marble surround and attractive ceiling cornicing. Across the hall is a sitting room with a bay window, built in shelving and an open fire with exposed brickwork. The formal dining room is at the side of the house with original panelling, two sash windows and a Victorian fireplace. The rear lobby provides access to the study, with its original fireplace and windows to the rear, neighbouring cloakroom and a door that leads down to the cellar. The kitchen/breakfast room has been fitted with a range of shaker style units and has an eight-ring gas range with electric ovens, a Belfast sink, timber work surfaces and an entry to the well-equipped utility room, which has a cupboard housing the central heating boiler.







PLEASE NOTE: This photograph is a computer generated image and is indicative only. Decorative finishes and fittings do not represent the current state of the property. The room shown in this photograph has been virtually staged. It should not be assumed that any contents/furniture are included in the sale



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First Floor

On the half landing is a separate WC and bedroom four which has its own shower unit and views of Rugby School and the Temple Speech Rooms. The larger landing has access to four further double bedrooms. Bedroom one is at the rear of the house and has an impressive ensuite bathroom with Victorian style slipper bath with claw feet, twin sinks, a high-level WC, panelling and an airing cupboard housing the hot water cylinder. Bedroom two is situated at the front of the house with an impressive Victorian fireplace, window to the front and a refitted ensuite shower room with an attractive arched window overlooking Rugby School grounds. Across the landing bedroom three, again, faces the front with an original Victorian fireplace, whilst bedroom five, where Rupert Brook himself was born in 1887, has attractive views of neighbouring Church Walk and Rugby School..





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Outside

Front - Brooke House is set back from the main road with gated pedestrian access and a meandering pathway that leads to the entrance door. The garden has well stocked shrubs and borders, a small lawn and a variety of perennials. The attractive front elevation of Brook House can be thoroughly appreciated with its bay windows and intricate gable end barge boards.

Rear - The rear of the house has a courtyard style garden that is remarkably private and not overlooked given the density of property close by. A vehicle access is provided with double gates, just off Church Walk where the town centre can be reached within a few minutes' walk.







LOCATION

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 km², 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

Utilities – mains gas, electricity, mains water, 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

Tenure – Freehold

Parking – Driveway parking for two cars

Agents note – The drains to a neighbouring property cross over this title with shared responsibility for any associated costs

Title – There are restrictive covenants and easements on the title. Please speak to the agent for further information.

Directions – CV22 5DF

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

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: 2576 sq ft, 240 m2
 BELOW GROUND: 291 sq ft, 28 m2
 OUTBUILDING: 39 sq ft, 4 m2

OVERALL TOTALS: 2906 sq ft, 272 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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. For a free valuation, contact the numbers listed on the brochure. Printed 17.07.2024





FINE & COUNTRY

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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

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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

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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

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Visit fineandcountry.com/uk/foundation

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