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# campbells

*of Hillmorton*












3 Bedrooms | 1 Bathroom | 2 Reception Room | Outbuildings



## 341 HILLMORTON ROAD

RUGBY, CV22 5EL

-  Detached Character Property
-  Three Double Bedrooms
-  Outbuildings
-  Two Reception Rooms
-  Catchment for Paddox and Ashlawn Schools
-  Hillmorton Area of Rugby
-  Off Road Parking to Rear
-  Large Kitchen Breakfast Room
-  Downstairs WC



### LOCAL PROPERTY EXPERT AMANDA LOYDALL

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The service provided was excellent from the initial valuation and advice to completion. The marketing was great with outstanding pictures and a video which resulted in an immediate flurry of accompanied viewings and an asking price offer. Despite a few curved balls which were out of their control, Campbells kept lines of communication open throughout the process, regularly chasing and updating everyone in the chain. We would definitely recommend them to others.

**BY: Margaret and Robin - 1st July, 2024**  
**ABOUT: Amanda and Sian**

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**Three Bedroom Property For Sale in Hillmorton Rugby.**

Built in 1928, this handsome property stands proudly in its own grounds and retains many original features. For those more mature ones amongst us, if you are local, you may recall Woodcocks Garage on Hillmorton Road? This was their family residence, and the garage is now the local Sainsbury's. Upon entering, you straightaway get a feel for the grandeur of this home with its high ceilings and skirting boards. All the rooms are well proportioned and generous in size. There is a large open plan sitting/dining room with lovely bay window to the front; traditionally this would have been two rooms but has been opened now. It is extremely light and airy with windows to the front side and patio doors to the rear giving access to the lovely sunny garden. Although a large room the way the current owners have it set out it still gives a feeling of being cosy with the fireplace. There's a separate second reception room again with a fireplace which could be opened to house a log burner or open fire if you prefer. This again has a lovely bay window and would make a great playroom, snug or office or even a downstairs bedroom if one was required. Overlooking the lovely garden is the kitchen breakfast room, which has a large window, letting the light flood in. Spacious enough for a table and chairs and offering ample storage space, it is well equipped.

Leading off the kitchen is a rear lobby with a downstairs WC and access to the garage (there is no vehicle access but it is great for storage or motor bikes or bicycles.) Upstairs, the large landing has two storage cupboards along with the original doors and Bakelite handles. The main bedroom has a lovely bay window and well as a wash hand basin. Given the size of this room it could easily accommodate an en-suite. The same applies to the second bedroom as this too has a wash hand basin and is also big enough to accommodate an en-suite. Bedroom three won't disappoint in size either and still retains the original built-in cupboards which are very pretty. The four piece family bathroom has a beautiful claw foot bath and separate shower cubicle, wonderful for lighting candles and enjoying a glass of wine whilst having a soak. The pretty rear garden has a lovely lawn area for children or dogs to play, there are lovely seating areas for alfresco dining. Double gates give access to off-road parking and there's pedestrian gated access too. There's personal access to the garage so, as mentioned, if you have bikes of any form, this is great. There's another brick-built outbuilding as well. This is a fantastic home as it is but it also offers massive potential if you wanted to make additions or extend further, come and see for yourself.

This will be a popular property so don't hang around, call for a viewing.



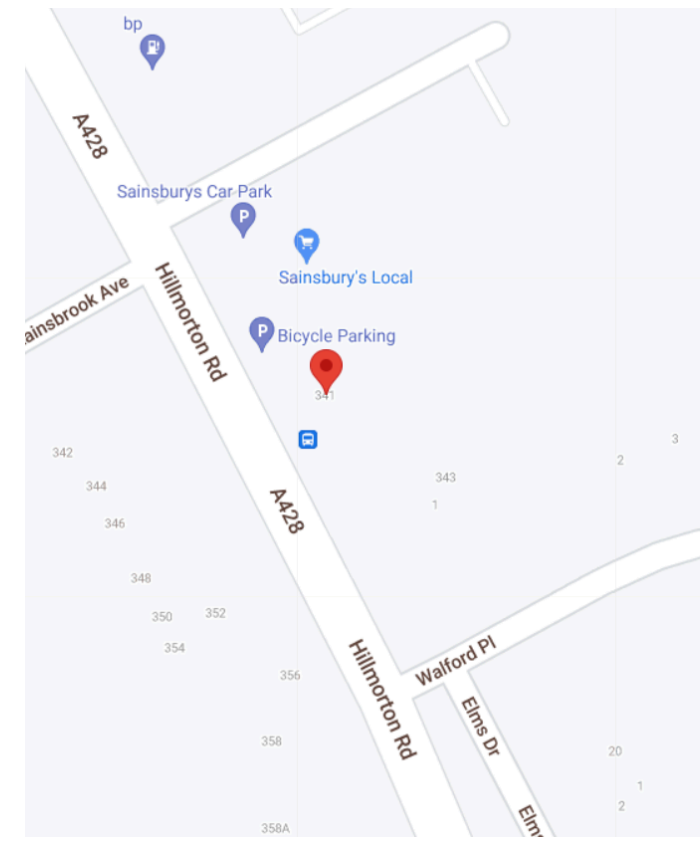
**LOCATION**

Situated in Hillmorton, it is in a great catchment area for both Paddox and Ashlawn schools.

Hillmorton is very desirable due to schooling but it also has lots of local amenities, shops, takeaways and pubs.

There are many sporting clubs close by as well as green areas.

Rugby is great for commuting - you can be in London, by train in less than an hour.



Council Tax: D

EPC: E

*“Having been lived in by the current family for 25 years, which is both testimony to the property and its location, it is now ready for its next family to come and enjoy.”*

