



109 Hillmorton Road, Rugby, Warwickshire, CV22 5AT

HOWKINS &  
HARRISON



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Rugby, Warwickshire,  
CV22 5AT

Guide Price: £475,000

This beautifully presented, four bedroomed semi-detached property, located on the sought after Hillmorton Road, offers open plan living accommodation with an extended kitchen/breakfast/family room, which overlooks the beautifully maintained, generous rear garden featuring a home office/gym. The property is ideally placed for access to the local shops, schools and Rugby town centre. The property further benefits from off-road parking and a garage.

### Features

- Sought after residential location
- Beautifully presented throughout.
- Impressive open plan kitchen/dining/family room
- Separate living room
- Utility room and downstairs cloakroom
- Four well-proportioned bedrooms
- Master bedroom with en-suite
- Beautiful enclosed rear garden with home office/gym
- Large patio for alfresco dining with pizza oven
- Integral garage and off-road parking



## Location

The property is located on Hillmorton Road a short distance to Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



## Ground Floor

A beautiful composite front door with surrounding window lights opens into the welcoming entrance hall which has a traditional tiled flooring, panelling to the walls, stairs rising to the first floor and a door through to the open plan living space along with a door to the downstairs cloakroom, fitted with wash hand basin, WC, tiled floor and further wall panelling. The impressive open plan kitchen/dining/family room provides a wonderful social space for family gatherings or entertaining guests, comprising of a dining area with a contemporary wall mounted, glass fronted electric fire, a family seating area and a large kitchen area with a large centre island, with seated breakfast bar, housing a Belfast sink, wine chiller, dishwasher and further storage solutions including cupboards, shelving and drawers. The kitchen area is fitted with various wall and base units with white Quartz worksurfaces, incorporating numerous cupboards and drawers, including a full height pull out unit along with a full height integrated fridge and separate freezer. There is also an integrated combi oven and space for a range cooker with extractor hood above, and attractive patterned tiling behind. To the rear of the room are two sets of French doors with glazed panels to each side and window lights above, along with two roof lanterns which flood the room with natural light. There is wood effect flooring throughout this space. A modern set of glazed sliding doors lead through to the separate living room, which has a continuation of the wood effect flooring and a large bay window to the front aspect. The focal point is a cast iron feature gas fireplace with mantle and granite hearth, creating a welcoming feel to the room. Just off the kitchen is the utility area with space and plumbing for a washing machine with tall shelving units to the side. A door leads through to the integral garage with double doors opening onto the front drive. A further door exits out to the side of the building where there is covered bike storage and a footpath to the garden.







## First Floor

To the first floor are four well-proportioned bedrooms and the family bathroom. The master bedroom features a large bay window overlooking the front of the property, an original feature fireplace with attractive modern tiling and its own en-suite fitted with a wall mounted wash hand basin with vanity unit under, WC and a shower enclosure, finished with tiling to the walls and floor. Bedroom two is also a good sized double overlooking the rear garden, featuring an original fireplace and benefitting from a built-in storage cupboard to the side of the chimney breast. Bedroom four also enjoys views over the rear garden, whilst bedroom three overlooks the front aspect. The family bathroom is fully tiled and is fitted with a modern white suite comprising of a panelled bath with shower screen and shower over, WC and a wash hand basin with a two-drawer vanity unit beneath.

## Outside

To the front, the property has a private feel being enclosed by a low level brick wall with mature hedging, along with newly laid laurel to the side. A driveway provides off-road parking and access to the integral garage. The fabulous rear garden is a standout feature, being a generous size, well maintained and mainly laid with attractive, mature planted borders. A large patio area laid with ceramic paving stones directly in front of the two sets of French doors, provides a wonderful outdoor entertaining space. There is a wooden pergola which currently houses a pizza oven but could alternatively be used for a BBQ. To the rear of the garden is a second patio area and a home office/gym/bar with power and lighting.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	85
England & Wales		
	EU Directive 2002/91/EC	

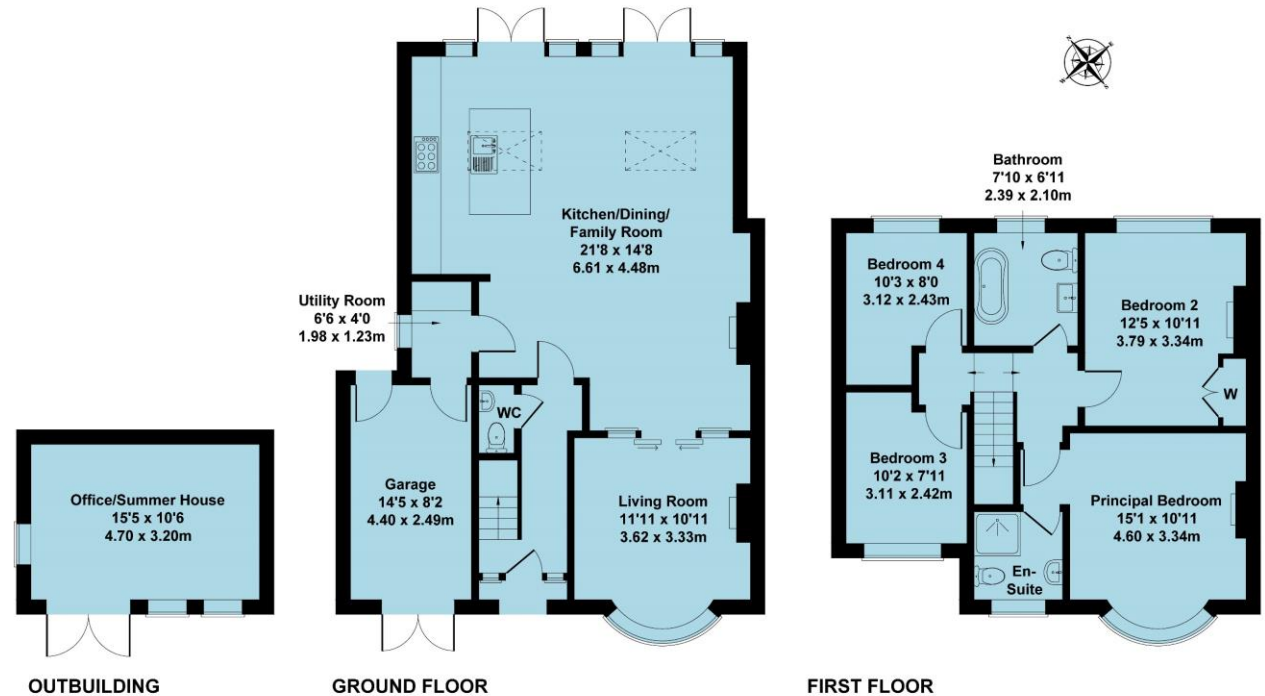
## Howkins & Harrison

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## 109 Hillmorton Road Rugby CV22 5AT

Approximate Gross Internal Area  
1701 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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