



52 Hillmorton Road, Rugby, Warwickshire, CV22 5AD

HOWKINS &
HARRISON

52 Hillmorton Road,
Rugby, Warwickshire,
CV22 5AD

Guide Price: £725,000

A beautifully presented five bedroom Victorian town house with original features, offering spacious accommodation over four floors. This period property is in an ideal location, within walking distance of Rugby Train Station and town centre, and further benefits from a new central heating system, attractive walled garden along with off-road parking to the front and a double garage to the rear.

Features

- Period property with original features
- Walking distance to town centre and Rugby station
- Three reception rooms
- Kitchen/breakfast room
- Utility room
- Re-fitted bathroom
- Stripped timber doors
- Restored sash windows
- New central heating system
- Upgraded electrics and plumbing
- Off-road parking to the front for several vehicles
- Double garage and insulated workshop/office
- Cellar
- Established rear garden
- Water filtration system



Location

The property is located on the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. Further shopping is available at two out of town retail parks at Junction One and Elliot's Field. The town also offers many leisure facilities including the Whitehall recreational park and The Queen's Diamond Jubilee Centre, both within walking distance, with cinemas and other sporting facilities further afield. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station offering a frequent rail service to London Euston which takes just under 50 minutes.



Ground Floor

Enter the property through a glazed door to a porch with ceramic tiled flooring. An attractive etched glass door leads through into the spacious entrance hall, with original Minton style flooring, stairs rising to the first floor and stripped timber doors lead to the ground floor accommodation, along with access down to the large double chamber cellar, currently used for storage and which houses the whole of the property's water filtration system. The sitting room overlooks the front of the property and has low level fitted shutters to the large bay fronted sash windows, flooding the room with natural light. Further original features include picture rails, coving, ceiling rose and cornices. The focal point to the room is an attractive cast iron feature fireplace with coal effect gas fire inset and marble hearth. Adjacent to the sitting room is a spacious dining room with a beautiful stained-glass window overlooking the side aspect, glazed doors, which provide access to the side and rear of the property, and an Adams style feature fireplace. The kitchen/breakfast room is fitted with wall and base kitchen cabinets including plate and wine racks and drawers with complementary work surfaces over. There is an original cupboard inset into the wall with drawers below for additional storage. Fitted appliances include a five ring gas hob with extractor fan over, a double electric oven and space with plumbing for additional appliances. A multi paned door provides access to the utility room where there are additional base kitchen cabinets with work surfaces over and space for a washing machine. From here there is access through to the study, which is fitted with wood effect flooring and is flooded with light from the multi paned glass panels and glass door which leads to the rear garden.





First Floor

A spacious landing has stairs rising to the first floor and stripped timber doors leading to the first floor accommodation. The principal bedroom is particularly spacious with an abundance of original features including two ceiling roses, picture rails, coving to the ceiling and deep skirting boards. The dual aspect windows afford natural light, which includes an attractive bay window, all fitted with sash windows and secondary glazing. An original Victorian cast iron fireplace, with pretty tiled inserts and grate, provides a welcoming feature to the room. Bedroom three overlooks the rear garden and benefits from high ceilings, original cupboards and drawers, picture rail and coving. There is a separate WC and useful walk-in linen room fitted with shelving. The bathroom has been recently refitted to a high standard and features a beautiful black and white Minton style floor, part tongue and groove panelling to the walls and chrome heated towel radiators. The attractive white suite comprises of a contemporary free-standing bath with Victoriana taps and hand held shower over, walk-in shower with rainfall shower head and separate hand held shower attachment, fully tiled and with glass shelving, 'his and hers' wash hand basins inset into shaker style vanity units with mirrors and shelving over. Bedroom five is currently being used as a study and has sash windows with secondary glazing which enjoys views over the rear garden.

Second Floor

A split level landing, with attractive stained glass Victorian light box over, has doors leading to a useful storage cupboard and two further bedrooms, one of which is used as a craft room and benefits from fitted cabinets and drawers with work top over. Bedroom two overlooks the front aspect and has sash windows with secondary glazing over along with an original storage cupboard.

Outside

To the front of the property a block paved driveway provides parking for several vehicles. There are established flower beds with low level walled boundaries to the side. A gate leads to the large walled rear garden which has a spacious block paved patio ideal for al fresco dining. A pathway divides the lawn area and well stocked flower beds, leading through a pretty pergola and continuing to the spacious double garage to the rear of the garden, which has an up and over door and fully insulated workshop/garden office with power and light connected. Vehicular access to the garage is via Willow Lane.





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 – F.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	61
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 2584 sq ft / 240 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

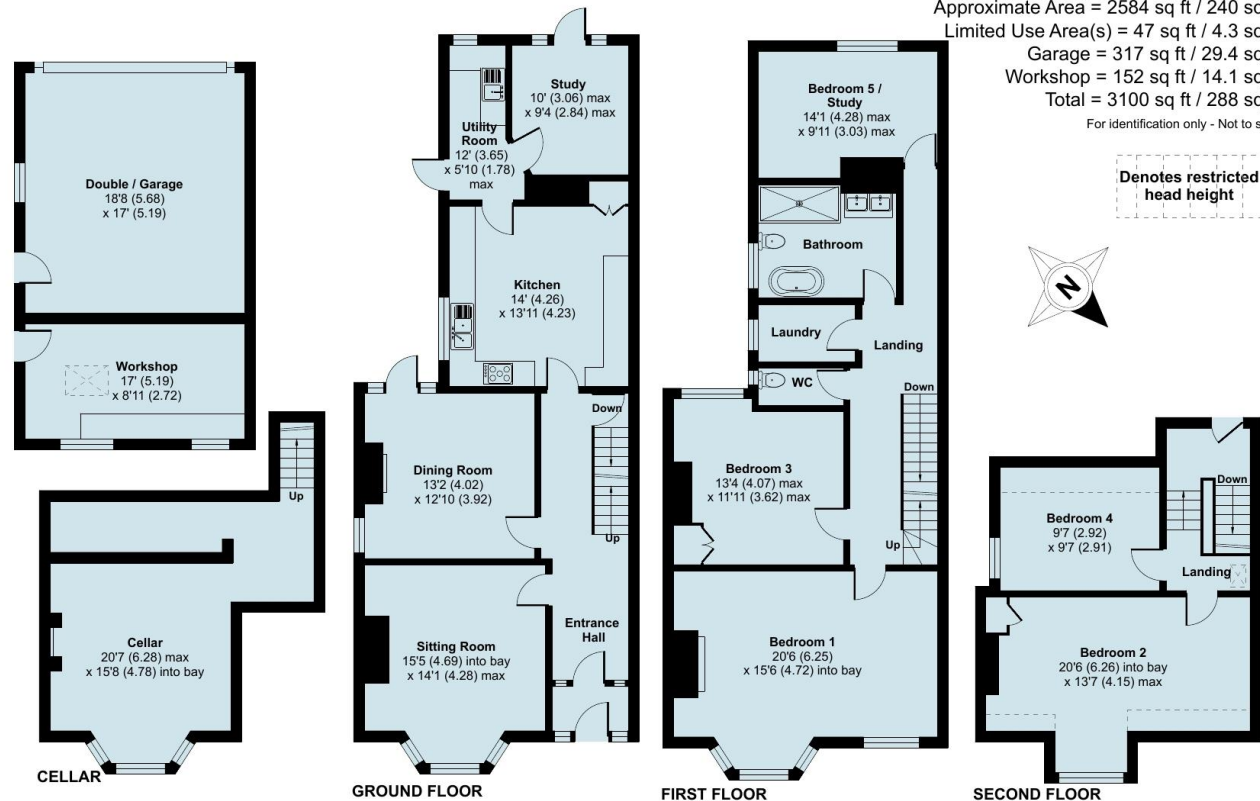
Garage = 317 sq ft / 29.4 sq m

Workshop = 152 sq ft / 14.1 sq m

Total = 3100 sq ft / 288 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1239782

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