



219 Hillmorton Road, Rugby, Warwickshire, CV22 5BA

HOWKINS &  
HARRISON

219 Hillmorton Road,  
Rugby, Warwickshire,  
CV22 5BA

Offers in Excess of: £775,000

An extended five bedroom detached property situated on a substantial plot with garage, workshop and parking for several vehicles. Located in the popular residential area of Hillmorton, close to local schools, amenities, Rugby station and Rugby town centre, this property was originally constructed in the 1930's and offers spacious accommodation over two floors.

#### Features

- Extended
- Open plan kitchen/breakfast/family room and lounge
- Separate living room and dining room
- Five bedrooms
- Generous plot
- Garage/workshop
- Summerhouse and store
- Landscaped gardens
- Parking for several vehicles
- Popular residential area
- Close to local amenities



## 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.

## Agents Note

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



## Ground Floor

A spacious entrance hall with Minton style tiled flooring has stairs rising to the first floor and doors leading to the ground floor accommodation, including the cloakroom which is fitted with tiled flooring, vanity unit with wash hand basin inset and WC with mounted flush. The dining room overlooks the front aspect and features oak wooden flooring, coving to the ceiling, and a large box bay window which affords plenty of natural light. with the focal point of the room being an Adams style feature fireplace with marble back and hearth, with coal effect gas fire. The adjacent sitting room also overlooks the front elevation with an attractive bay window and further Adams style fireplace. The remaining ground floor accommodation offers open plan living and is accessed via two part glazed doors through the lounge and kitchen/breakfast room, which is fitted with a variety of oak wall and base kitchen cabinets and drawers with complementing granite work surface over. Appliances include an AEG five burner electric hob with CDA extractor fan over, dishwasher and an AEG Competence double oven, fridge and freezer. There is a breakfast bar which divides the kitchen from the breakfast room. From the breakfast room French doors lead to the garden and a further door leads to the utility room from which, a further cloakroom is accessed. The family room is located off the breakfast room, also benefitting from French doors to the rear garden, and opens out to a lovely lounge with the focal point of the room being a wonderful fireplace with wood burner inset.





## First Floor

A spacious galleried landing with attractive stained-glass window above provides access to five bedrooms, a separate WC and family bathroom, which is fitted with a ball and claw foot roll top bath with Victoriana taps and handheld shower over, a fully tiled chrome and glass shower enclosure, wash hand basin and WC. The principal bedroom overlooks the front and has a shower room attached, fitted with a shower enclosure with sliding door and wash hand basin. Bedroom two benefits from dual aspect windows overlooking the front and side aspects and is fitted with a vanity unit with wash hand basin along with storage. There are three further bedrooms all of which enjoy views over the garden, with bedroom three also having a vanity unit with wash hand basin and bedroom five having cupboards housing the airing cupboard.

## Outside

To the front of the property there is a tarmac drive with brick-built pillars either side, along with a turning point which sweeps round in front of the garage and provides parking for several vehicles. There is a lawned area and established borders planted with a variety of shrubs and flowers including Lavender. Access to the rear is through a pergola to one side and a wrought iron gate adjacent to the garage. The generous rear garden features coach lamps and has a paved patio running across the rear of the property edged with slate chippings. There is a further raised seating area behind the workshop providing you with an additional area for al fresco dining. The workshop and garage can be accessed via personnel doors. Bound by a dwarf brick wall to the front, the lawn extends past a summer house with raised deck area and a store. There are numerous planted trees and shrubs including a beautiful Magnolia tree, Lilac trees, roses, Azalea, Holly and Laurel. The mature gardens are bound by a combination of close board fencing, shrubs and trees.





## Viewing

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

## Fixtures and Fittings

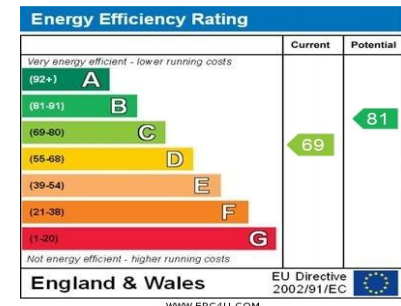
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

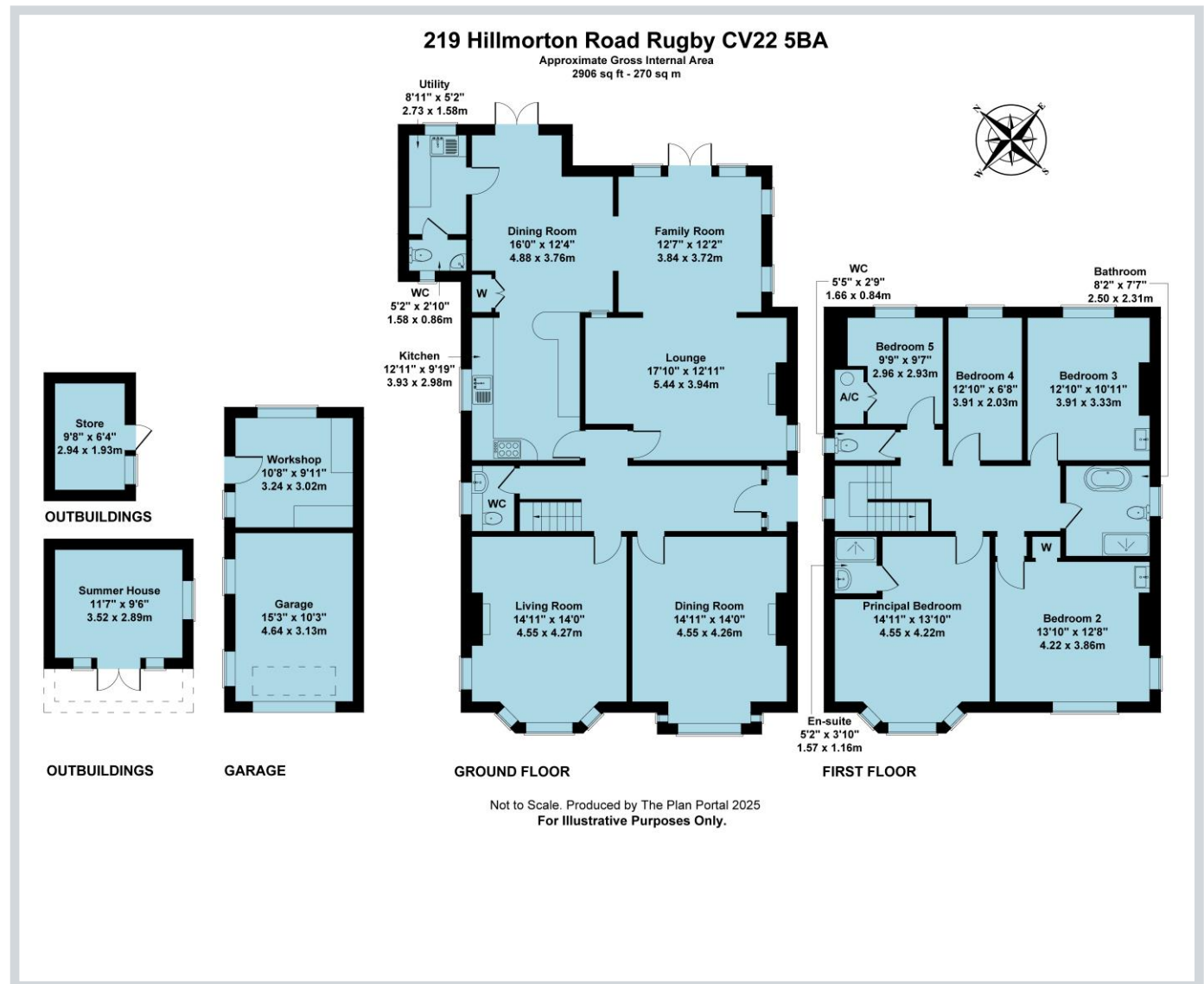
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – G.



## Howkins & Harrison

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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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