



Bilton Rise, 81 Bilton Road, Rugby, Warwickshire, CV22 7AW

HOWKINS &  
HARRISON







# Bilton Rise, 81 Bilton Road, Rugby, Warwickshire, CV22 7AW

Guide Price: £850,000

Bilton Rise is a unique and wonderful period family home, built in the 1930s, positioned in a third of an acre of glorious south-facing mature gardens and set back from the road behind a close-boarded fence and discreetly screened by front borders filled with mature trees and evergreen shrubs and with a spacious driveway with plentiful parking.

The main house is arranged over two light-filled levels, and adjoining the house is a two-bedroom annex; a quiet and private self-contained living space, ideal for relatives or guests, with its own raised patio area and offers plenty of versatility.

The house unfolds just over 3,600 sq ft and has six bedrooms in total and a series of exquisitely composed living spaces, including two formal reception rooms, each with full-height wooden sash windows overlooking the rear gardens.

## Features

- Detached period house and self-contained annex
- Popular residential location
- Situated on just over 1/3 acre plot
- Kitchen/breakfast room
- Drawing Room
- Dining Room
- Study and conservatory
- Family Room
- Six bedrooms
- Three bathrooms
- South-facing mature garden
- Detached garage and workshop
- Off-street parking for several vehicles
- Walking distance to the town centre



## Location

Conveniently located just a stone's throw away and within easy walking distance to Rugby town centre, Lawrence Sheriff, Rugby High School and Rugby School and is conveniently located for Rugby Train Station, ideal for the commuter. Bilton Grange and The Crescent are also in close proximity, just a short car journey away.

Bilton Road is located close to Rugby town centre and 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. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45, A14 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just less than 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

Rugby Town Centre – 0.75 miles  
Rugby Station – 1.2 miles  
M1 - 7 miles  
M6 - 3 miles



## Ground Floor

Two shallow steps ascend to the main entrance of the impressive front door finished in Celestial Blue by The Little Green Paint Company, with leaded glass panels and fanlight set below a stucco arch. Internally, the generous and elegant L-shaped hallway flows through to the majority of the living spaces which are arranged around it, here and across much of the home, architraves, deep skirting boards, corning and mouldings add a subtle, elegant finish.

The ground-floor plan of the main house comprises 5 reception rooms, a dining kitchen with utility and guest bathroom. The spaces are wonderfully versatile and comprise an elegant dual aspect drawing room which is particularly impressive, with an Adams style fireplace with marble hearth and gas fire, while the formal dining room offers proportions ideal for entertaining. A study opens onto a large conservatory, which in turn leads to a raised terrace with wrought-iron balustrade, providing elevated views of the rear garden. Additional spaces include a generous family/games room.

The eat-in kitchen is warm and welcoming with cabinetry in a neutral palate with soft yellow walls, light streams through this space from two front facing double-glazed windows and an attractive bay to the side. Beyond the kitchen lies the utility room which has convenient side access to the front and rear of the property.







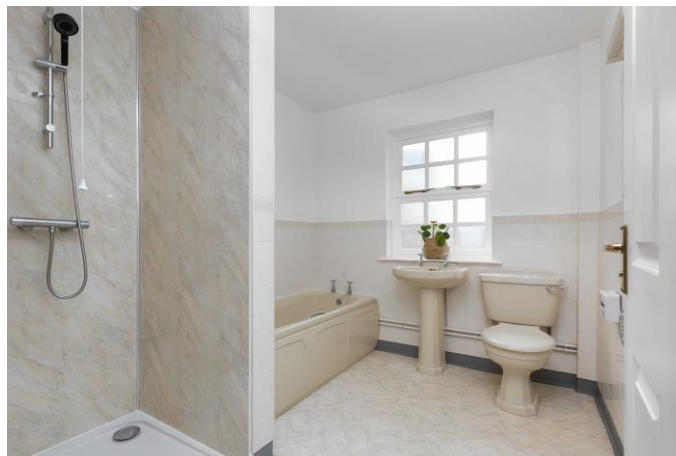


## First Floor

The first floor is home to a galleried-landing with large sash window, flooding the area with plenty of natural light. Four bedrooms radiate from here, three of which overlook the beautiful garden beyond. The spacious bathroom has a separate shower and claw-foot bath, plus bespoke built-in cabinetry.

## Annex

The Annex forms superb independent living quarters or could also be used for a home-run business. Its large reception room has access to a patio which also overlooks the garden, two double bedrooms, an eat-in kitchen and a full bathroom with separate shower. It can be accessed through the main house, and also via its own entrance at the end of the driveway – a configuration that allows for privacy and independence or as an overspill to the main house.









## Outside

The south-facing mature gardens are central to the experience of the house, cultivated by the current owners over the past 45 years, they are chock-full of mature herbaceous perennials, evergreen shrubs and dazzling annuals. A majestic Lebanon cedar stands as a focal point, beneath which vibrant rhododendrons burst into colour in late spring. There is a generous lawn and a gravel path that runs around the perimeter of the garden, and a further lawned area at the very end of the plot which makes a perfect place for childhood adventures. Two patio areas are positioned either side of the conservatory and are orientated to capture the sun and offer perfect spaces to entertain.

A detached garage is situated to the left of the house which has an integrated workshop to the rear, and a boiler room is accessed from the side alley which also leads to a pedestrian gate through to the garden. The tarmac drive extends across the full width of the property and provides parking for several vehicles.

## 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 agents Howkins & Harrison on 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+) <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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

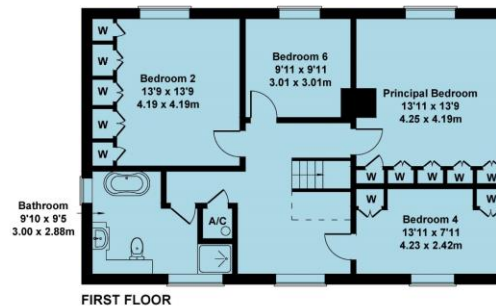
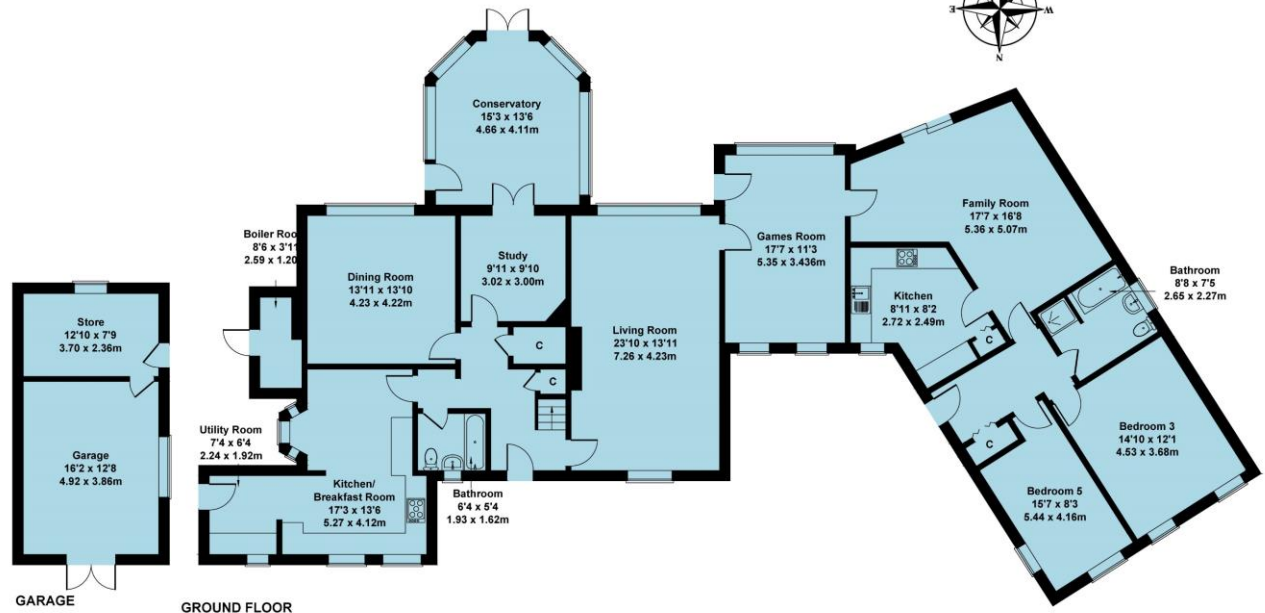
## Howkins & Harrison

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## 81 Bilton Road Rugby CV22 7AW

Approximate Gross Internal Area  
3660 sq ft - 340 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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