



53 Bilton Road
Rugby | Warwickshire | CV22 7AN

53 BILTON ROAD





KEY FEATURES

Set back behind handsome brick walls and electric gates 53 Bilton Road is a home with an immediate sense of presence. From the moment you arrive there is a reassuring feeling of space, privacy and permanence. A classic detached family house on a larger than average plot, perfectly positioned on one of Rugby's most sought after roads.

Step inside and the house instantly reveals its personality. High ceilings, original parquet flooring and beautifully retained period detailing create a sense of elegance that feels both refined and welcoming. This is a home where original features haven't just been preserved but genuinely celebrated from ornate cornicing and picture rails to the charming and rare working servant bells a subtle reminder of the house's history.

The ground floor flows effortlessly offering a choice of spaces to suit every mood and moment. The main sitting room is bathed in natural light from its bay window and garden-facing doors, with an attractive cast iron open fireplace providing a natural focal point for evenings spent at home. It is a room that feels equally suited to quiet nights in front of the fire or livelier gatherings that spill out into the garden during the warmer months.

Alongside this, the dining room enjoys a lovely outlook across the rear garden and feels ideal for family meals and entertaining, while a third reception room offers flexibility, currently used as a study but easily adaptable as a playroom, snug or second sitting room.

The kitchen/breakfast room is a bright practical and sociable space filled with natural light from its multi-aspect windows. With ample room for a table, original pantry cupboards and a traditional range cooker it strikes a balance between character and everyday functionality. A separate utility room and ground floor cloakroom keep daily life neatly organised and out of sight.







SELLER INSIGHT



When we first discovered this house over twenty years ago, it was the character that captured us immediately. The tall ceilings, parquet flooring and the wonderfully oversized larder cupboard in the kitchen spoke of its heritage, while the large, mature south-facing garden and the easy walk into town made it feel perfectly practical for family life. It was that rare combination of period charm with everyday convenience, that made it feel like home from the outset.

Over the years, the house has shaped itself around our lives. The garden-facing rooms are our favourites, especially when the sunlight pours in and the house feels at its brightest. The dining room has hosted countless family meals and evenings with friends, it's a room that naturally brings people together. The kitchen, warmed by underfloor heating, has always been the true hub of the home, a bright, welcoming space where daily life unfolds.

In winter, the sitting room comes into its own, with the open fire creating a cosy retreat. In summer, doors open and the house spills effortlessly into the garden, extending our living space outdoors. Upstairs has worked beautifully for family life, with four generous double bedrooms, most with built-in wardrobes, mean there has always been space for everyone, even when guests come to stay.

The house strikes a lovely balance between period elegance and modern comfort. A light-filled entrance porch leads into the wide hallway, where the staircase rises gracefully and mahogany doors open into the reception rooms, framing views of the garden beyond. During our time here, we have carefully modernised the property, installing double glazing throughout, underfloor heating in key areas, a combi boiler, remodelling the kitchen, redesigning the main bathroom and adding both a downstairs cloakroom and an en-suite to the principal bedroom. Outside, we transformed the frontage with a new wall and electric gates, creating a paved courtyard with parking for four cars, a practical addition that also enhances privacy.

The garden has been a constant source of joy. It offers space for children to explore, for summer picnics, barbeques and evenings gathered around the chiminea. The raised lawn catches the late afternoon sun and is a favourite spot to sit, sometimes long into the evening. In summer, we often dine outside or relax in a hammock beneath the cherry tree. Despite being so close to the town centre, the garden feels wonderfully private, a rare luxury.

We've celebrated so many milestones here, summer parties beneath a marquee, special birthdays in the dining room, and festive gatherings at Christmas and New Year, when the generous proportions and high ceilings provide the perfect backdrop for a towering Christmas tree.

Daily life here has always been easy. Several green spaces and parks are just a short walk away, some with playgrounds, perfect for kicking a ball around or meeting friends outdoors. Rugby School is within walking distance, as are the gym and tennis courts just a few minutes down the road. Elliott's Field retail park is a short drive away, and the station offers excellent high-speed services to London, Birmingham and Manchester. We've valued being able to walk to most places, enjoying independence without relying on the car.

The sense of community along Westfield Road is another thing we've valued greatly. Neighbours are friendly and settled, and there's a reassuring familiarity to daily life here, a wave, a chat, a shared moment.

If we were to offer one piece of advice to the next owners, it would be to fully embrace everything this home offers, its charm, its garden, and the privilege of being so close to the centre of town, yet feeling wonderfully removed from the bustle the moment you step through the gates.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Upstairs the sense of space continues. All four bedrooms are genuine doubles, light filled and calm with the principal bedroom enjoying views over the garden and the added comfort of its own en-suite shower room. Original detailing continues here too lending warmth and continuity throughout the house.

The family bathroom is particularly characterful featuring a Victorian-style roll-top bath, separate rainfall shower and traditional fittings a space designed as much for indulgent soaking as practical family use.













Outside the South-facing garden is a true highlight. Generous in scale and wonderfully private, it is a space that invites long afternoons outdoors, children at play and relaxed summer entertaining. Lawns stretch away from the house framed by mature hedging and trees while paved terraces provide natural spots for seating and dining. Towards the far end there is a sense of quiet productivity too with a greenhouse and raised brick beds ideal for home growing.

To the front the driveway provides ample parking and leads to a carport and garage while brick-built outbuildings to the rear of the garage offer valuable storage and additional utility space.

Despite its peaceful feel the location is exceptionally convenient. Rugby town centre and station are both within easy reach making this an ideal home for commuters with fast rail connections to London alongside excellent road links. Well regarded state and independent schools including Rugby School and Lawrence Sheriff are close by adding to the areas enduring appeal for families.

53 Bilton Road is a house with grace, generosity and quiet confidence a place where period charm and modern family life come together effortlessly. It is a home that feels settled, cared for and ready to welcome its next chapter.







LOCATION

The property is situated within walking distance of Rugby School, the town centre and the train station which conveys commuters into London Euston in less than an hour. Rugby offers an extensive range of shopping facilities including individual shops and restaurants within the towns Independent Quarter in addition to the out of town Junction One Retail Park. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College and the world renowned Rugby School.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – F

Local Authority – Rugby Borough Council

Property Construction – Standard brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Carport, garage and driveway parking

Special Notes – The title contains historic restrictive covenants limiting the use of the property to a private dwelling only.

Directions - Postcode: CV22 7AN

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

Website

For more information visit www.fineandcountry.co.uk/rugby-estate-agents.

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Bilton Road, Rugby, CV22 7AN

Approximate Gross Internal Area: 213.7 sq.m (2,300 sq.ft.)



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
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Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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