



186 Hillmorton Road
Hillmorton | Rugby | Warwickshire | CV22 5AP

 FINE & COUNTRY

186 HILLMORTON ROAD





KEY FEATURES

An exceptional detached family residence occupying one of Rugby's most sought-after residential addresses, extending to nearly 3,000 sq ft and set within beautifully landscaped south-facing gardens approaching 0.35 acres.

Originally dating from the 1920s, this handsome family home has been significantly extended and comprehensively enhanced to create a property of exceptional quality. Combining elegant period character with contemporary luxury, the accommodation has been thoughtfully designed for modern family living, with outstanding entertaining spaces, luxurious bathroom suites and beautifully appointed interiors throughout.

Occupying a generous plot on prestigious Hillmorton Road, the property enjoys a highly convenient location within walking distance of Ashlawn School, Rugby town centre and Rugby Railway Station, whilst offering a remarkable degree of privacy and seclusion.

Accommodation Summary

The welcoming reception hall immediately showcases the quality and character of the home, with attractive stained-glass detailing, decorative archways and an elegant staircase rising to the first floor.

The ground floor has been thoughtfully remodelled and extended to create exceptional living and entertaining spaces, centred around a stunning bespoke kitchen, dining area and orangery-style family room overlooking the gardens. Four reception rooms provide excellent flexibility for modern family life, complemented by a separate utility room and gymnasium.

To the first floor are four generous double bedrooms, including an impressive principal suite with dressing area and luxurious en-suite bathroom. The remaining bedrooms are served by a beautifully appointed family bathroom, both of which have been recently upgraded to an exceptional standard.

Outside, the property occupies a beautifully maintained south-facing plot extending to approximately 0.35 acres, with extensive lawns, mature planting and superb entertaining terraces.





Ground Floor

A welcoming entrance hall sets the tone for the accommodation beyond, featuring Alpine Wool stair runner and retaining much of the property's original charm through stained-glass features, decorative archways and elegant proportions.

To the front of the property are two beautifully presented reception rooms. The principal sitting room enjoys a large bay window and feature fireplace incorporating a contemporary Chesneys log burner, whilst a separate study provides an ideal home-working environment.

The true heart of the home lies to the rear where substantial extensions have created an exceptional open-plan living environment designed around family life and entertaining.

The bespoke kitchen has been fitted to an exacting standard, featuring contemporary cabinetry imported from Valencia, Neolith work surfaces and porcelain flooring throughout. A comprehensive range of premium Fisher & Paykel appliances includes a combination gas and induction hob,

oven, steam oven, warming drawer, dishwasher, wine cooler and American-style fridge freezer, complemented by a Franke instant hot water tap for added everyday convenience.

A substantial central island provides additional preparation space, storage and informal seating, whilst a large roof lantern floods the room with natural light.

The kitchen flows seamlessly into the dining area before opening into a stunning orangery-style family room. Extensive glazing, bespoke cabinetry and a striking roof lantern create an exceptional living space enjoying beautiful views across the gardens. Bi-fold doors provide a seamless connection between inside and out, making this a wonderful space for entertaining throughout the year.

Further ground floor accommodation includes a beautifully appointed utility room together with a substantial gymnasium, converted from the original double garage. The space remains highly versatile and could, if desired, be reinstated as garaging. The property further benefits from a Worcester Bosch boiler installed in 2022.





SELLER INSIGHT

“ From the moment we moved into this home, it has provided the perfect balance of family life, work and relaxation. Every space has been thoughtfully designed to support modern living, creating a home that feels both practical and welcoming, while offering plenty of room for everyone to enjoy their own interests and activities.

One of our favourite places is the principal bedroom. In the evenings, the room is beautifully bathed in the setting sun, and we often find ourselves sitting in the window seat with a book or catching up on emails while watching the colours change across the sky. It is such a peaceful and calming way to end the day.

At the heart of the home is the wonderful orangery, which has become a favourite space for the whole family. Our children especially love the dedicated playroom area. The abundance of natural light, generous proportions and carefully designed storage make it both practical and inviting, while the air conditioning ensures it remains comfortable throughout the seasons. It is a space that adapts effortlessly as family life evolves.

Throughout the house, considerable thought has gone into creating a calm and cohesive atmosphere. Carefully chosen colour palettes flow seamlessly from room to room, giving the interiors a sense of harmony and tranquillity. Over the years, we have invested extensively in enhancing the property, ensuring every improvement contributes to both comfort and functionality, while maintaining a stylish and easy-to-live-with environment.

The layout has also proved ideal for entertaining. Whether hosting large family celebrations, festive gatherings or relaxed summer barbecues, the various living spaces can be opened up or separated depending on the occasion. The bifold doors create a wonderful connection between the house and garden, allowing guests to move freely between inside and out and making outdoor entertaining feel effortless.

The garden itself offers something for everyone. We have enjoyed growing vegetables and plants in the greenhouse, while the children have made wonderful use of the dedicated play area. The spacious patio has hosted countless meals with family and friends, and the outdoor power points have proved incredibly useful when entertaining. It is a garden that encourages you to spend time outdoors and enjoy every season.





One of the things we have valued most is the location. Hillmorton has a genuinely warm and welcoming community spirit, with regular Parkruns taking place opposite the house and a variety of local events, coffee mornings and community gatherings throughout the year. There is a lovely balance between friendliness and privacy, creating a strong sense of belonging without ever feeling intrusive.

The practical advantages of the location are equally appealing. Excellent schools are close by, including a number rated Good and Outstanding by Ofsted, while the train station provides convenient commuting links. Supermarkets and everyday amenities are within easy walking distance, yet despite this convenience, the property enjoys a remarkably peaceful and quiet setting.

If we could offer one piece of advice to the next owners, it would be to embrace the versatility of the home. Whether enjoying a quiet evening watching the sunset from the principal bedroom, relaxing in the orangery, tending to the greenhouse or hosting family and friends in the garden, every space has something special to offer. It is a home that adapts beautifully to both everyday family life and life's memorable occasions."

* 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.







First Floor

A spacious landing leads to four beautifully presented double bedrooms.

The principal suite occupies its own private area of the first floor and enjoys delightful views across the rear gardens. Accessed via a dressing area, the bedroom offers generous proportions and a luxurious feel throughout.

The recently upgraded en-suite bathroom has been beautifully designed and fitted, featuring twin wash basins, a freestanding bath, a large walk-in rainfall shower and high-quality contemporary fittings, creating a spa-like retreat.

The remaining three bedrooms are all generous doubles, several retaining attractive stained-glass detailing and fitted cabinetry in keeping with the property's period origins.

The family bathroom has also been recently upgraded and finished to an equally high standard, featuring Schlüter underfloor heating and Porcelanosa tiles, providing stylish accommodation for family and guests alike.

Several rooms throughout the property benefit from Toshiba Haori air conditioning units (with changeable fabric covers), providing additional comfort during the warmer months.







Outside

The gardens are undoubtedly one of the property's defining features. Enjoying a highly desirable south-facing orientation, the grounds have been meticulously landscaped and maintained to create an exceptional outdoor environment. A substantial entertaining terrace spans the rear elevation, providing ample space for outdoor dining, relaxation and entertaining.

Beyond lies an expansive lawn framed by mature trees, established hedging and beautifully stocked borders, creating a remarkable sense of privacy and seclusion. The gardens offer year-round colour and interest, with carefully curated planting schemes incorporating mature specimen trees, hydrangeas, lavender, roses and ornamental shrubs.

The combination of scale, maturity and orientation creates a garden rarely found within such close proximity to Rugby town centre.

Parking and Gardens

The property is approached via a substantial block-paved driveway providing parking for numerous vehicles and framed by mature planting and established hedge boundaries. Further enhancing the practicality of the property is a 3-phase Zappi EV charging point, offering convenient charging for electric vehicles.

The rear gardens extend to approximately 0.35 acres and represent a wonderful extension of the living accommodation, perfectly suited to both family life and outdoor entertaining. Carefully maintained lawns, mature planting and multiple seating areas combine to create a truly exceptional outdoor setting.









LOCATION

Hillmorton is one of Rugby's most established and sought-after residential areas, renowned for its excellent amenities, highly regarded schooling and convenient access to both the town centre and surrounding countryside.

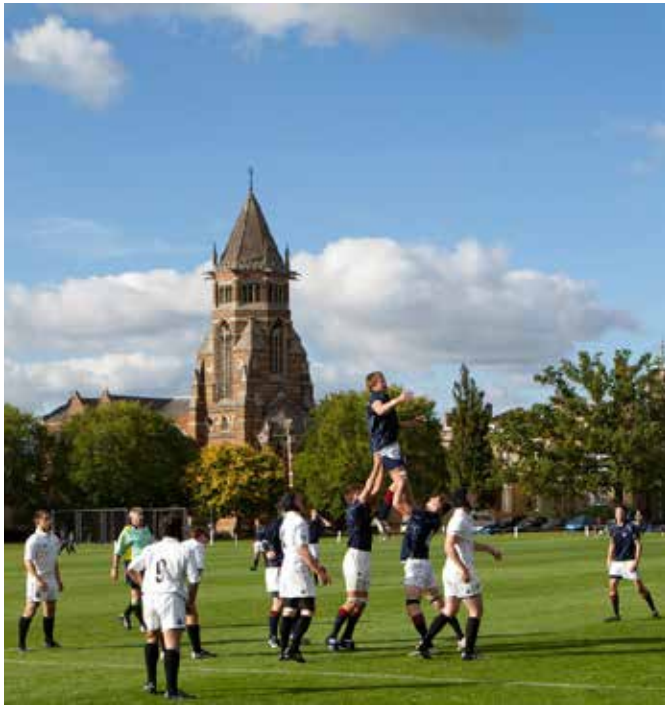
The area offers an excellent range of everyday facilities including independent shops, cafés, supermarkets, public houses and leisure facilities, together with nearby parks and open green spaces. The popular Great Central Walk provides attractive routes for walking, running and cycling, connecting Hillmorton with Rugby town centre and the surrounding Warwickshire countryside.

Families are particularly drawn to the area due to the excellent selection of schooling available. Ashlawn School is within walking distance, whilst Rugby High School, Lawrence Sheriff School, Bilton Grange Preparatory School and the world-renowned Rugby School are all easily accessible.

Rugby town centre offers a comprehensive range of shopping, dining and leisure facilities, together with a vibrant calendar of local events and cultural attractions.

For commuters, Rugby Railway Station provides frequent direct services to London Euston in under 50 minutes, whilst the M1, M6, M40 and A14 are all readily accessible, making the area particularly popular with those travelling to London, Birmingham, Coventry, Leicester and beyond.

Combining excellent connectivity, highly regarded schooling and a strong sense of community, Hillmorton continues to be regarded as one of Rugby's most desirable locations for families and professionals alike.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas and air source heat pump

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

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

Parking – Driveway parking for 4+ cars. 1 Electric Vehicle (EV) charging point.

Special Notes – The property is subject to historic restrictive covenants.

Please contact the agent for more information.

Total Internal Floor Area – 2897 sq ft

Directions

Postcode CV22 5AP

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website

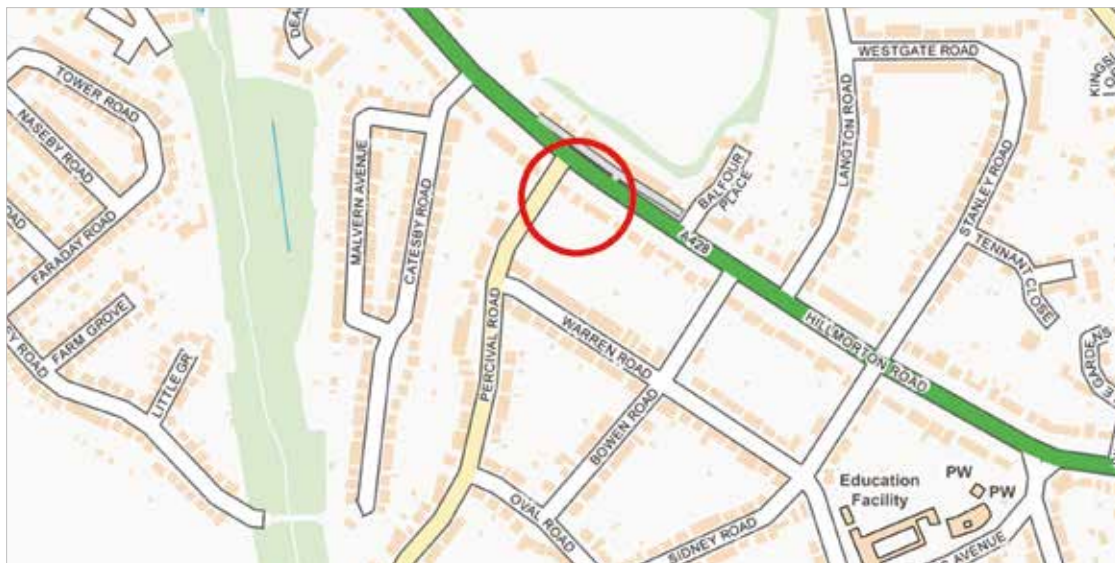
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

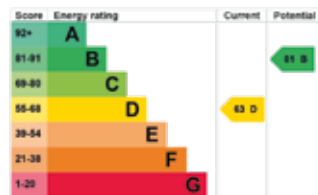
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





TOTAL: 2897 sq. ft, 269 m²
 1st floor: 1698 sq. ft, 158 m², 2nd floor: 1199 sq. ft, 111 m²
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m², LOW CEILING: 7 sq. ft, 1 m², WALLS: 182 sq. ft, 17 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed xx.xx.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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