



36 Longrood Road  
Bilton | Rugby | Warwickshire | CV22 7RE

 FINE & COUNTRY

# 36 LONGROOD ROAD





# KEY FEATURES

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An exceptional eco-conscious family home perfectly located for local amenities and schools.

This beautifully designed and impeccably presented five bedroom detached residence and outbuildings offers over 4,000 sq ft of thoughtfully planned accommodation, delivering contemporary living.

Built by the current owners in 2015 No.36 has a gated driveway with off road parking, an established rear garden with greenhouse and storage, and an impressive, detached garden room perfect for working from home, a studio, cinema room or the potential for an annexe. The property is offered in excellent condition throughout making it an ideal opportunity for discerning buyers seeking a turnkey home.

## A Light Filled and Thoughtfully Designed Interior

From the moment you step inside the sense of space and natural light is immediately apparent. A striking central staircase with inset lighting and glass balustrades rises through the home creating a dramatic architectural feature. Oak and glazed doors, quality flooring and underfloor heating throughout the ground and first floors reinforce the home's refined and contemporary feel.

## Ground Floor

The welcoming entrance hall provides access to a stylish restroom finished with modern tiling and a generous cloakroom (which also serves as the server room). There is also access to the integrated garage.

To the front of the property a generously proportioned home office has been expertly designed for modern working life. With front facing windows this versatile room could also be used as a separate living room or dining room if preferred.

At the heart of the home lies the impressive open plan kitchen, dining and living space perfectly designed for both everyday family life and entertaining. Overlooking the patio and landscaped garden, the kitchen features sleek cabinetry, Silestone work surfaces and splashbacks, mood lighting and a full range of Neff integrated appliances including induction hob and ovens, dishwasher and a generous central island.

Flowing seamlessly from the kitchen the dining and living areas are enhanced by a contemporary Invicta Ove log burner and bifold doors opening onto the garden creating a wonderful indoor-outdoor connection. This is a space designed for cooking, relaxing and spending time together. The space offers flexible furniture placement enhanced by the comfort of underfloor heating.

Off the kitchen there is an impressive garden room currently used as a second office having two sets of bifold doors opening onto the patio and garden. This lovely room could also be used as a snug, a separate dining room or a playroom. To complete the downstairs there is a well-designed and spacious utility room having a side door giving access to the garden and frontage.







# SELLER INSIGHT

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When we first found this plot, it immediately stood out. The generous size, the privacy of not being overlooked and the close proximity to Rugby town centre and excellent local schools made it the perfect place to create a family home built exactly to our specifications.

One of the things we love most about the house is the sense of space and light throughout. The modern, open design creates a wonderfully welcoming atmosphere, with generous rooms and a layout that works beautifully for family living. From the moment you enter the hallway, there is a clear view straight through to the garden, which always gives a lovely feeling of openness. The large open-plan kitchen, dining and living space is the heart of the home, particularly in the warmer months when the bi-fold doors open out onto the decking and garden. In the winter, the wood burner creates a cosy focal point.

The house was designed with comfort and practicality in mind. Underfloor heating on the first two floors keeps everything warm in the colder months, while air conditioning in two of the top floor rooms provides welcome relief during the height of summer. Technology also plays its part in everyday living here, with a fully networked home automation system allowing lighting, security cameras, the alarm and even the electric gates to be managed easily from a smartphone.

Upstairs, the bedrooms are all a good size, with three ensuite rooms on the first floor and two additional bedrooms with a family bathroom on the second floor. There is also a dedicated home office, which has been invaluable for remote working.

For us, one of the real highlights has been the garden and outdoor space. The large west-facing garden enjoys sunshine throughout the afternoon and evening, making it perfect for summer barbecues and relaxing outside. It's fully enclosed, which has always given peace of mind for children and pets, and there's plenty of space for storage with several useful outbuildings, including a bike shed. The greenhouse also benefits from full sun and has been ideal for growing plants throughout the year.

Another wonderful feature is the separate garden room, which has become a real hub for entertaining. Complete with a projector, large screen and Dolby Atmos surround sound, it's been the setting for many memorable movie nights. It also works perfectly as a gym, guest space or party room, especially with the adjacent in-ground hot tub just outside.

The location has been equally important for us. Everything we need is close by, with shops, pubs and local amenities just a short walk away on Bilton High Street. Several well-regarded schools are within easy reach, including Rugby High School nearby and nursery, infant and junior schools are also within walking distance. For commuting, Rugby station is around a ten-minute drive away, with regular services to London Euston in under an hour, while the nearby motorway network provides excellent connections.

Despite being so well connected, the road itself feels quiet and friendly. Our neighbours are lovely, and there's a nice sense of community here, with plenty of people out walking dogs, cycling or running along the nearby routes.

This house has been a fantastic home for our family, offering both comfort and versatility. Our advice to the next owners would simply be to enjoy it. It's a low maintenance home but keeping on top of the regular servicing of the systems such as the boiler, hot tub, air conditioning and home automation will ensure everything continues to run smoothly. Above all, it's a wonderful place to live, relax and entertain, and we hope the next owners enjoy it as much as we have.\*

\* 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

The first floor landing is a light filled and elegant space enhanced by the vaulted atrium and glazed galleried landing. A stylish curved wall creates a natural break where the owners have created a library area on the mezzanine balcony, the perfect place to unwind and enjoy some quiet time and views over the garden.

The principal bedroom suite enjoys multiple windows and bifold door overlooking the rear garden, extensive built in wardrobes and a stylish en-suite incorporating both a bath and shower.

Bedroom two benefits from a modern en-suite shower room and dressing room while bedroom three also enjoys a dressing room and en-suite shower room.

### Second Floor

The second floor continues the home's sense of light and space with a vaulted landing.

Bedrooms four and five are both generous double rooms having glazed doors overlooking the rear garden. A contemporary bathroom serves this floor.

Having 5 generous bedrooms 3 with en-suite facilities and 2 on the upper floor having access to a modern bathroom means all family members or visitors can enjoy a restful stay at No.36.













### Gardens, Garden Room and Outdoor Space

The rear garden has been beautifully landscaped to provide year round interest and enjoyment. A spacious patio wraps around the rear of the house leading up to a generous lawn (bordered by fencing) and for those with green fingers a greenhouse and multiple garden sheds.

The impressive garden room with bifold doors has been enjoyed by all the family and has worked well as a gym, cinema room and studio. With its kitchenette and shower room it has been a versatile space and one the owners would like to replicate in their next home.

To the front of the garden room is a specifically designed location for the hot tub and covered with a lovely gazebo. The perfect place to relax and enjoy the rear views of this stunning property.

The front of the property offers a gated driveway with off road parking for several cars. Attractive planting, low maintenance borders, and subtle exterior lighting enhance the home's kerb appeal whilst creating privacy from the road. There is also an integrated garage for additional parking or storage.









# LOCATION

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The property is situated in the popular suburb of Bilton approximately 1.5 miles from Rugby town centre and within walking distance of good schools including Rugby High School which is just opposite the property. There are a range of shops and local amenities within walking distance and Rugby train station, where trains convey London commuters to Euston in 50 minutes, is less than 3 miles away. The property offers easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1, M40 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Crescent School, King Henrys & Bablake in Coventry and the world-renowned Rugby School.





# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Brick & Tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas central heating and two solar panels linked to the hot water.

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 – Integrated garage, gated driveway and off road parking for 3 cars.

Special Notes – The property is subject to rights and restrictive covenants. The property benefits from two solar panels, installed in December 2014, which are owned outright and used solely to provide hot water. New home warranty valid until 20th September 2026. Please contact the agent for more information.

Directions - Postcode: CV22 7RE

## Viewing Arrangements

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

## Website

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







# FINE & COUNTRY

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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*



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## 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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