



247 Hillmorton Road
Hillmorton | Rugby | Warwickshire | CV22 5BE

 FINE & COUNTRY

247 HILLMORTON ROAD





KEY FEATURES

An exceptional refurbished and extended detached residence set on a generous plot of just under a third of an acre in one of Rugby's most desirable locations.

247 Hillmorton Road has been thoughtfully modernised and upgraded throughout, creating a beautifully presented family home that combines contemporary design with practical living space. The property offers spacious and versatile accommodation, finished to a high standard with quality fittings and stylish interiors, making it ideal for modern family life.

The home is offered for sale with no onward chain and offers three spacious reception areas along with a stunning open plan kitchen and dining space designed as the heart of the home. The kitchen features high quality cabinetry, integrated appliances and underfloor heating, creating a comfortable and stylish space for everyday living and entertaining.

Upstairs the property provides four generous double bedrooms, including a principal bedroom suite, together with a beautifully refitted family bathroom and a modern ensuite shower room.

Ground Floor

The ground floor has been extended to create a welcoming and impressive reception hall with underfloor heating, bespoke built-in cabinetry with shoe storage and a striking staircase rising to the first floor.

Doors lead through to the sitting room, a stylish space featuring double glazed patio doors opening onto the rear garden, a tiled floor and a contemporary media wall with built-in cabinetry.

At the front of the house is a versatile family room, ideal as a study or playroom, complete with a charming window seat, fitted desks and built-in storage.

To the rear of the property is a superb open plan kitchen and dining area, designed with modern family living in mind. The kitchen is fitted with high quality cabinetry and a large central island incorporating a Neff induction hob and additional gas burner. Integrated Neff appliances include two electric ovens, microwave, dishwasher and wine chiller, along with space for an American style fridge freezer.

The rear extension currently serves as a cinema room with built-in surround sound, providing an excellent entertainment space. Adjacent to this is a utility room and a ground floor shower room, offering the potential to create a ground floor bedroom suite if required, ideal for guests or multi-generational living.

Bi-fold doors from the kitchen open directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly during the warmer months.













First floor

The first floor is accessed via a spacious landing with windows overlooking the rear garden and oak doors leading to all four bedrooms and the family bathroom.

The principal bedroom is located at the front of the property and features a large bay window and fitted wardrobes.

The family bathroom has been beautifully refitted with contemporary tiling and quality fittings, including a whirlpool bath, twin wash basins set within bespoke cabinetry, a separate shower enclosure and a low level WC.

Bedroom two enjoys views over the rear garden and includes a media wall and built-in drawers.

Bedroom three is another generous double bedroom with its own ensuite shower room finished with high quality tiling, making it an ideal guest suite.

Bedroom four provides an excellent children's bedroom and features a staircase leading to a charming mezzanine level along with a large walk-in wardrobe and window to the front elevation.









Outside Gardens & Parking

The property is set back from the road and approached via a recently installed high-quality resin driveway providing ample off-road parking. There is also gated pedestrian access to the side of the house and a low maintenance front garden border.

The property has the advantage of a Tesla EV charger.

The rear garden offers a wonderful private outdoor space, beginning with a paved patio area ideal for entertaining and outdoor dining. Beyond this is a large lawned garden bordered by a variety of mature trees which provide excellent privacy and seclusion.

The garden also includes three useful storage sheds and is fully enclosed with fencing, making it ideal for families and pets.

The property further benefits from ample off-road parking and a single garage, enhancing everyday practicality.











LOCATION

Hillmorton is one of the most established and desirable residential areas of Rugby, located to the south-east of the town centre. Originally a separate village, Hillmorton has grown over time to become part of the wider Rugby area while still retaining a strong sense of identity and community.

The district offers a wide range of amenities including local shops, supermarkets, cafés, pubs and restaurants, making it a convenient place for everyday living. Hillmorton also benefits from well-regarded schools, including both primary and secondary options, which contributes to its popularity with families.

The area is particularly well known for Hillmorton Locks on the Oxford Canal, a historic flight of locks that forms a scenic spot for walking and cycling. The surrounding canal towpaths and nearby countryside provide pleasant routes for outdoor recreation, while local parks and green spaces add to the area's appeal.

Hillmorton is also well placed for commuters, offering easy access to Rugby town centre and its mainline railway station, which provides regular services to London Euston in under an hour. The area is conveniently positioned for major road networks including the M1, M6 and A5, allowing straightforward travel across the Midlands and beyond.

Overall, Hillmorton is considered a highly desirable part of Rugby, combining excellent local amenities, good schooling and strong transport connections with an attractive residential environment.



INFORMATION

Services, Utilities & Property Information

Tenure - Freehold
EPC Rating - D
Council Tax Band - G
Local Authority - Rugby Borough Council
Property Construction - Standard - brick with rendered elevations 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 - Driveway parking for 4+ cars. Tesla EV charging point.
Special Notes - The property is subject to rights, easements and historic covenants. Please contact the agent for more information.

Directions - Postcode CV22 5BE

Viewing Arrangements

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

Website

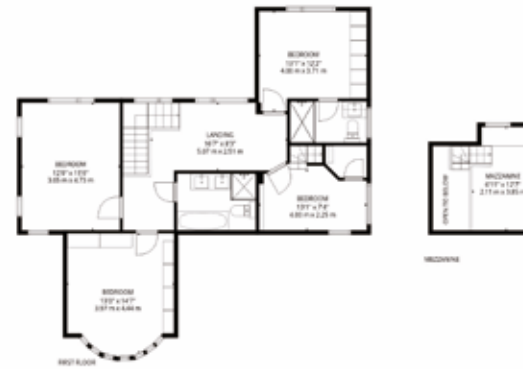
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		



TOTAL: 2750 sq. ft, 255 m2
GROUND FLOOR: 1703 sq. ft, 158 m2, FIRST FLOOR: 979 sq. ft, 91 m2, MEZZANINE: 68 sq. ft, 6 m2
EXCLUDED AREAS: OPEN TO BELOW: 39 sq. ft, 4 m2, LOW CEILING: 28 sq. ft, 2 m2, WALLS: 220 sq. ft, 22 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: 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





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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