



EDWARD KNIGHT
ESTATE AGENTS

62 HILLMORTON ROAD, RUGBY, CV22 5AF

£565,000 FREEHOLD

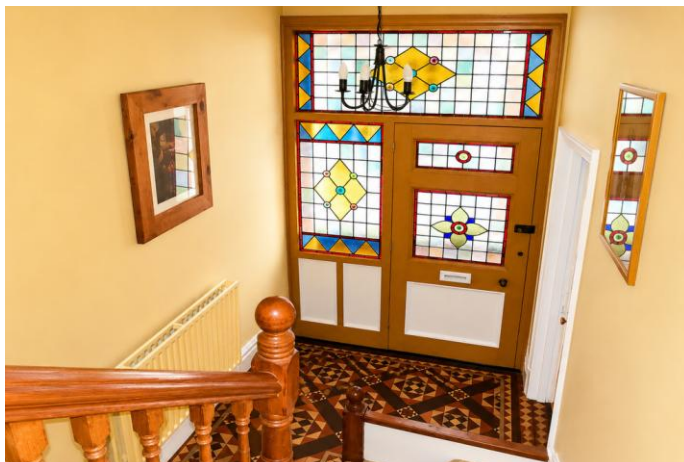




PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional double bay-fronted Victorian residence, occupying a prestigious and highly sought-after position on Hillmorton Road, Rugby. Rich in character and period charm, this substantial family home has been beautifully maintained and thoughtfully cared for by the current owners, offering spacious and versatile accommodation arranged over three floors. The property further benefits from a useful cellar, an impressive mature rear garden, and rear vehicular access providing off-road parking for several vehicles.

Upon entering the property, you are welcomed into an elegant side entrance hallway featuring beautifully preserved original tiled flooring and striking stained-glass entrance door and windows, creating an immediate sense of character and grandeur. The front reception room is both bright and inviting, boasting a stunning bay window with original stained-glass features, overlooking the attractive front garden, together with a beautiful feature fireplace that forms an impressive focal point to the room. Situated at the heart of the home, the formal dining room offers an ideal space for entertaining and family gatherings, enhanced by a second charming feature fireplace and doors opening directly onto a delightful courtyard area within the rear garden.



Positioned to the rear of the property is a spacious kitchen/breakfast room with solid oak units with granite work surfaces, fitted with a comprehensive range of units and appliances. Adjoining the

kitchen is a separate utility room offering additional storage and workspace. The property also benefits from a useful cellar, ideal for storage or potential further use subject to requirements.

The first floor continues to impress with a spacious and characterful landing area featuring an attractive balustrade and stunning side window. From here, access is provided to three generously proportioned double bedrooms and a well-appointed family bathroom. The principal bedroom occupies the front elevation and enjoys beautiful views from the large bay window across the front garden and the attractive tree-lined street beyond, creating a light and airy atmosphere.

The second floor offers two further attic-style bedrooms, both full of charm and character, alongside a modern en-suite shower room and separate WC, making this level ideal for older children, guests, or those seeking additional private living space.

Externally, the rear garden is a particular highlight of this wonderful home and a true credit to the current owners. Beautifully landscaped and meticulously maintained, the garden has matured into a colourful and private retreat, featuring an abundance of established planting, attractive seating area, and a peaceful atmosphere ideal for both relaxation and entertaining. To the rear of the garden is gated access leading to a private parking area with space for up to three vehicles. There is also access to a outside WC located at the rear of the property.



This truly impressive Victorian home combines elegant period features with spacious family living in one of Rugby's most desirable central locations. Early viewing is highly recommended and strictly by appointment only through the Regent Street team at Edward Knight.







LOCATION

The property is situated adjacent to Rugby town centre within a few hundred meters of Whitehall Park, the municipal sports and leisure centre and Lawrence Sherriff School. Rugby town centre offers an exceptional blend of historic character, modern convenience, and excellent connectivity, making it one of Warwickshire's most desirable locations for families, professionals, and investors alike. Internationally recognised as the birthplace of the game through the renowned Rugby School, the town enjoys a rich heritage combined with a vibrant and welcoming community atmosphere.

Rugby town centre provides an extensive range of amenities to cater for everyday living, including a variety of high street retailers, independent boutiques, coffee shops, restaurants, bars, and leisure facilities. The area also benefits from several attractive green spaces, most notably Caldecott Park, which offers beautifully maintained gardens, children's play areas, sports facilities, and a programme of regular community events throughout the year, creating an ideal environment for both families and outdoor recreation.

The town is particularly well regarded for its excellent educational facilities, including the highly respected Lawrence Sheriff School, which is conveniently within walking distance from the town centre, along with a number of other well-performing state and independent schools that continue to make the area especially attractive to families.

For commuters, Rugby benefits from outstanding transport connections. Rugby railway station provides direct rail services to London Euston in under an hour, together with excellent links to Birmingham and destinations across the Midlands and beyond. The town is also ideally positioned close to the M1, M6, and A14 motorway networks, offering convenient road access in all directions.

Rugby further benefits from a strong local economy, a thriving business community, and an appealing mix of elegant period homes alongside contemporary developments. Continued investment and regeneration within the town centre have further enhanced its popularity, ensuring Rugby remains a dynamic, well-connected, and highly desirable place to call home.

Hillmorton Road, Rugby, CV22

Approximate Area = 1816 sq ft / 168.7 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1871 sq ft / 173.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Edward Knight. REF: 1464807



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
 sales@edwardknight.co.uk
 01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.