



BROOKE HOUSE

5 Hillmorton Road, Rugby, Warwickshire



FINE, SUBSTANTIAL VICTORIAN TOWNHOUSE

A fine, substantial end-of-terrace listed Victorian centrally located
4-bedroom townhouse extending to over 2,900 square feet, with
literary connections, in the town centre close to Lawrence Sheriff and
Rugby Schools and the intercity train station



Local Authority: Rugby Borough Council

Council Tax band: F

Tenure: Freehold



SITUATION

The property is within walking distance to the town centre, shops, Rugby School and train station. Rugby is exceptionally well placed for access to all parts of the country with the M1, M6, M69, M40, A5 and A14 all easily accessible. There is an intercity train service to London, and both East Midlands and Birmingham International Airports are within easy reach.

There is a range of state, grammar and private schools to suit most requirements including Bilton Grange Prep School, as well as Rugby School, Princethorpe Public School, Rugby High and Lawrence Sheriff Grammar School in Rugby.

Rugby has a good range of shopping facilities, a leisure centre and variety of golf courses nearby. Racing at Warwick, Stratford-upon-Avon and Towcester and sailing and fishing at Draycote Water. This part of Rugby is a lovely enclave and has a strong sense of community with the surrounding neighbours.









THE PROPERTY

Dating from the late 19th century, this handsome Victorian house provides a beautiful family house full of character and was the birthplace of the renowned Great War poet Rupert Brooke in 1887. Rupert Brooke attended Rugby School and was the English poet known for his idealistic war sonnets such as “The Dead” and “The Soldier”. He was known for his boyish good looks, described by W. B. Yeats as “the handsomest young man in England”.

The accommodation has been comprehensively upgraded and improved by the present owners, including new bathrooms and kitchen with Mandarin Stone tiling, marble and limestone, new boiler with pressurised hot water and heating (including cast-iron radiators), repairs to sash windows, electrics and complete internal and external decoration. The property incorporates beautiful period elements including Gothic windows, with ornate Victorian fireplaces, one with a wood-burning stove, elegant cornices, an encaustic Victorian tiled floor in the hall, four lovely reception rooms, polished pine floors, with south-facing bay windows to the sitting room and drawing room. Behind are the dining room and study, cloakroom and bespoke Shaker Workshop fitted kitchen, with integrated appliances and a double larder, an island unit with breakfast bar, drying cupboard housing the boiler closet and well-fitted utility room. There is a large cellar.







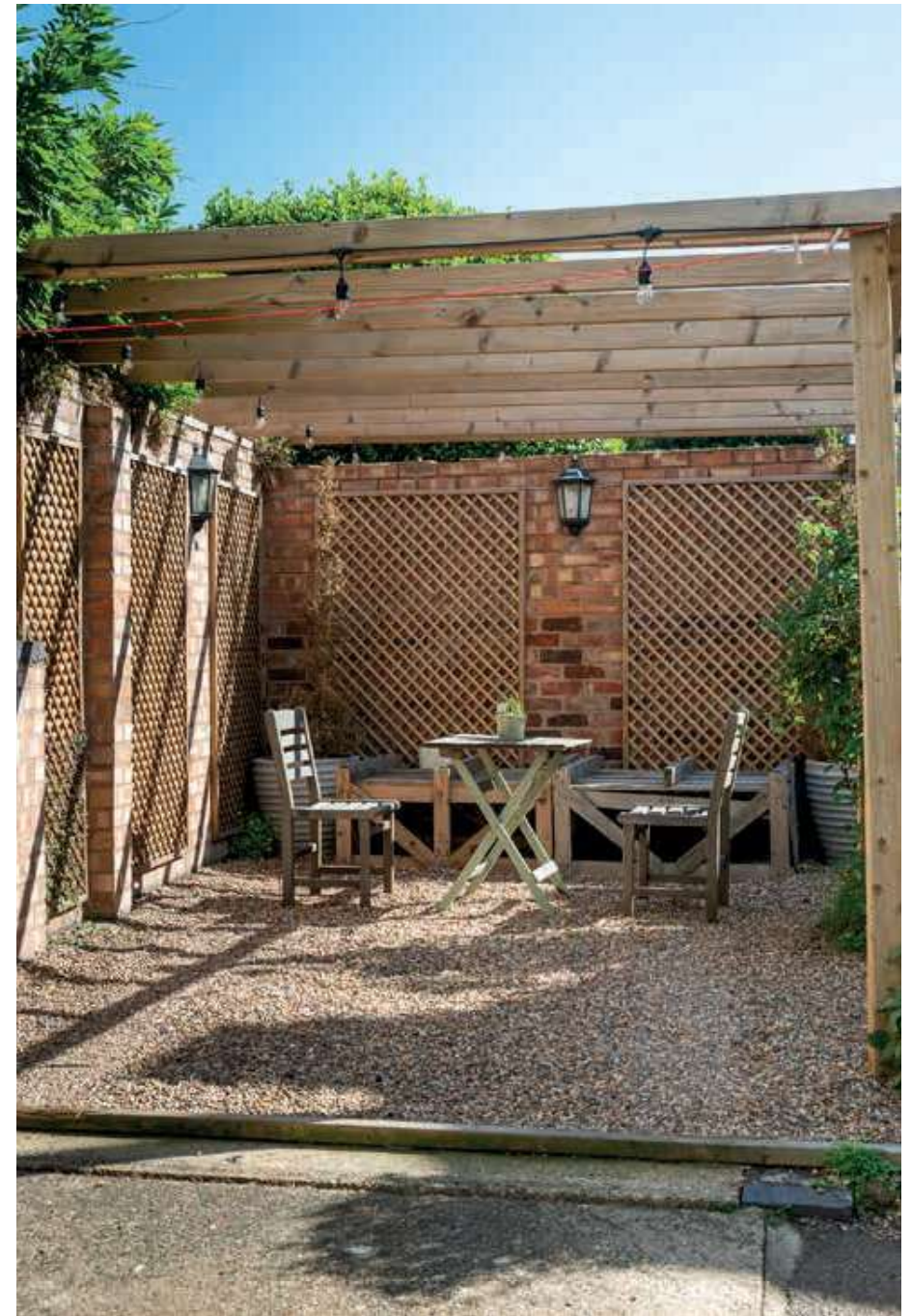
On the first floor are four bedrooms and three refitted bathrooms, including a large family bathroom with a clawfoot free-standing cast-iron bath and bespoke walk-through shower, twin basins in a marble top fitted unit and WC, all with traditional Victorian cast-iron fireplaces. Two other bedrooms have ensuite shower rooms with marble floor and wall tiles and there is an additional cloakroom with WC and basin.

GARDENS AND GROUNDS

The property has a pretty enclosed front garden with grass and colourful shrubs, and there is a private solid-gated courtyard behind the house, with invaluable parking for four cars and a pergola seating area for al fresco dining, planted with wisteria and vines and an edged gravel sheltered cloister leading from the back hall and utility room, with a useful attached garden store.







Services

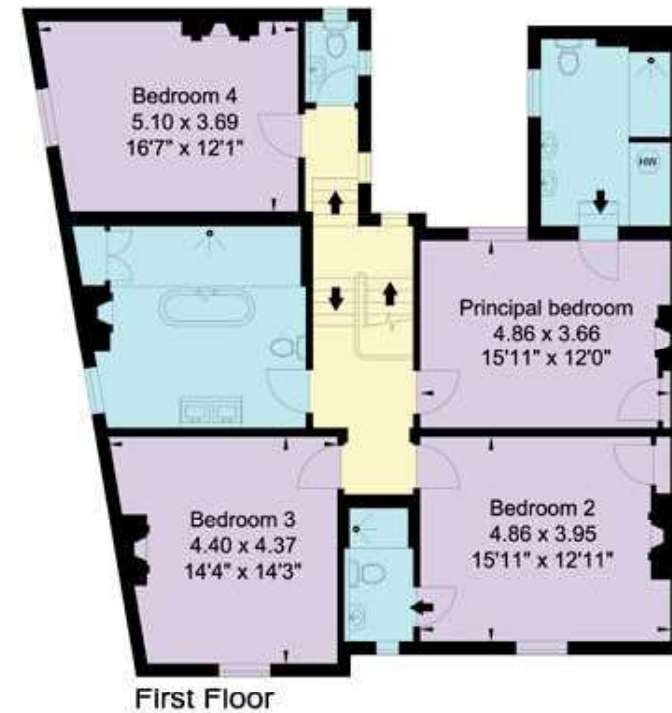
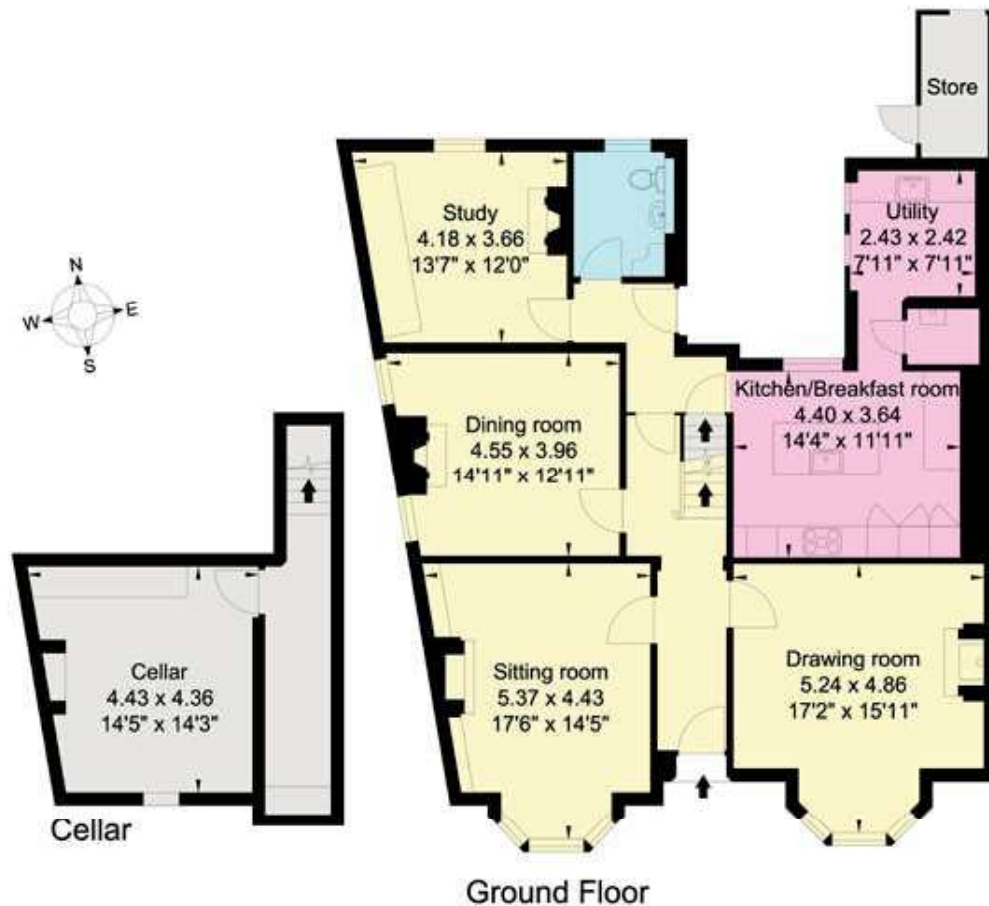
All mains services are connected. Gas central heating. Telephone and full fibre broadband.

Directions (CV22 5DF)

From Rugby Town Centre, take the A428 Hillmorton Road and Brooke House will be found on the left hand side just past the entrance to Church Walk. Turn down Church Walk to the courtyard parking behind the house

What3words ///seat.erase.cage





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Brooke House 5 Hillmorton Road Rugby

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 270 sq m (2,908 sq ft)
Store: 4 sq m (43 sq ft)
Total: 274 sq m (2,951 sq ft)
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(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft



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Date: 29 September 2026
Our reference: STR012672602

Brooke House, 5 Hillmorton Road, Rugby, CV22 5DF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £775,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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