



Ellis Brooke



38 Hillmorton Road

, Rugby, CV22 5AA

Guide price £700,000



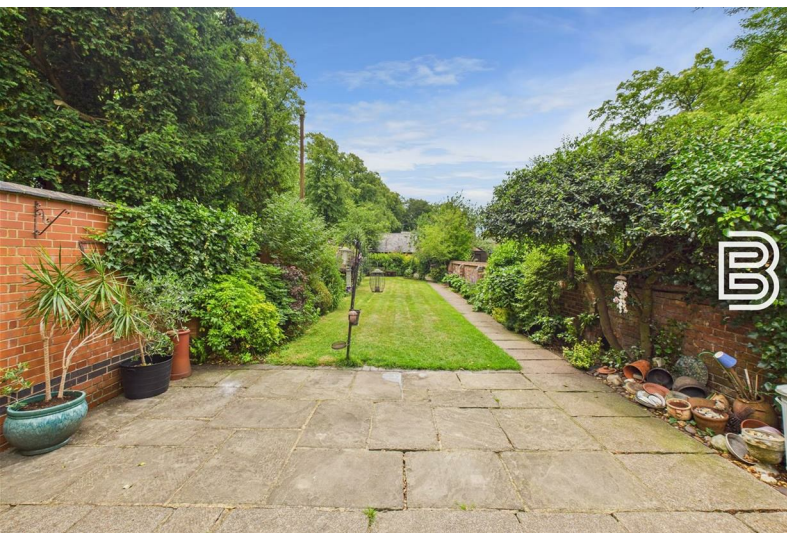
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Entrance Hall

Accessed under a covered storm porch and through a front door. This good size entrance hall benefits from high ceilings throughout and in part has a tiled floor. To the rear elevation is a door which gives access to the garden. In addition there are stairs that rise to the first floor, doors which give access to the ground floor accommodation. A further door gives access to the cellar.

Living Room

17'1" x 14'11" (5.22m x 4.56m)

A spacious living room that benefits from a bay window to the front elevation. The room further enjoys a feature cast iron fireplace with stone hearth.

Dining Room

15'8" x 14'6" (4.78m x 4.44m)

A room that benefits from double opening doors to the rear elevation, giving access to the garden beyond. In addition there is access to a useful storage cupboard along with a further fitted cupboard. The centerpiece of the room is the feature fireplace with decorative Aga. To the rear elevation of the room, there is a door which gives access through to the kitchen.

Kitchen

12'4" x 10'7" (3.78m x 3.24m)

The kitchen comprises of a range of base level units with a complementary worktop over. In addition there are further tall hand built storage. Within the kitchen there is tiling to all splash back areas and there are windows found to three elevations. There is space and plumbing for a washing machine, dishwasher, tumble dryer, and tall fridge freezer. To the rear elevation of the room are double opening doors that give access through to the garden room.

Garden Room

11'11" x 16'6" (3.65m x 5.04m)

A light room owing to the full height windows found two elevations. With double opening doors to both the rear and side elevations. This room provides a wonderful place to sit and look over the garden.

Inner Hallway

Accessed from the entrance hall. The inner hallway has a window to the side elevation and doors which give access through to the ground floor shower room and further ground floor reception room/store.

Ground Floor Shower Room

3'4" x 7'4" (1.04m x 2.25m)

With a suite that comprises a WC, wash hand basin and electric shower.

Play Room

8'1" x 17'6" (2.48m x 5.34m)

A good size room with two Velux windows to the ceiling. To the side elevation of the room is a doorway giving access through to. Previously this room was a garage.

Side Hallway

With doors to both the front and rear elevations, giving access to both the front of the home and the rear garden.

First Floor Landing

A door giving access through to the bathroom and further stairs that continue to the remainder of the first floor landing. Here there are doors that access through to 2 bedrooms and there are stairs that rise to the second floor.

First Floor Bathroom

4'2" x 15'8" (1.28m x 4.8m)

With a suite that comprises of a low-level flush WC, wash hand basin, bidet and paneled bath with mixer shower attachment. To the side elevation there are two windows and within the bathroom the walls are apart tiled.

Bedroom 1

21'8" x 14'11" (6.62m x 4.57m)

Used by the current owners as a further sitting room, this generously size double bedroom benefits from two windows to the front elevation and further windows to the side elevation. The room further benefits from an original marble fireplace.

Bedroom 2

20'1" x 14'7" (6.14m x 4.45m)

A spacious double bedroom with three windows to the rear elevation, providing a view over the garden. The room for benefits from a fitted storage cupboard and feature cast-iron fireplace. This bedroom was previously 2 bedrooms.

Second Floor Landing

The second floor landing benefits from range of fitted storage cupboards, gives access to the loft via a loft hatch and further to this there are doors through to all the second floor accommodation.

Bedroom 3

12'2" x 14'7" (3.73m x 4.46m)

A double bedroom that benefits from a fitted storage cupboard and two windows to the rear elevation, providing a view over the garden.

Bedroom 4

7'4" x 14'6" (2.25m x 4.44m)

A small double bedroom with a window to the rear elevation.

Bedroom 5

10'1" x 15'1" (3.09m x 4.62m)

With a window to the front elevation. This bedroom has an interconnecting door through to bedroom six.

Bedroom 6

11'3" x 8'10" (3.44m x 2.71m)

With a window to the front elevation.

Second Floor Shower Room

9'0" x 5'10" (2.76m x 1.79m)

With a suite that comprises of a low level flush WC, wash hand basin, bidet and shower cubicle with electric shower. Within the bathroom the walls are part tiled. There is a window to the side elevation.

Cellar

21'9" x 14'10" (6.64m x 4.53m)

With carpet throughout, the cellar currently provides a useful storage space. But it could be used for a variety of uses as it benefits from around 6 feet of head height.

Rear Garden

A good size garden with wall boundaries to both side elevations. To the immediate rear of the home is a patio that provides ample space for alfresco dining. From here a pathway continues the length of the garden. In the main the remainder of the garden has been laid to lawn and there are well stocked borders to either side with a range of mature shrubs, hedges, and planting within. To the rear elevation of the garden there is a hedge which gives separation to the driveway.

Driveway

The driveway provides off-road parking for several vehicles. Access to the driveway is obtained from Bruce Williams Way. There are double opening gates that provide access.

Annex - Living/Kitchen/Sleeping Space

18'9" x 21'3" (5.74m x 6.5m)

Previously used as a double detached garage, the building has now been converted to provide further annex accommodation. In brief, the accommodation comprises open plan living/kitchen/bedroom area and separate shower room. To the side elevation of the building there are two windows and a door. There are double opening doors set behind the original garage doors to the front elevation. Access to the loft is obtained via a loft hatch.

Annex - Bathroom

6'1" x 8'11" (1.87m x 2.74m)

The shower room comprises of a low level flush WC, wash hand basin and shower cubicle with electric shower within.

Front Garden

To the front of the home is a courtyard style garden with hedge boundary. In the main has been laid to gravel stone and there is a paved path from the public highway giving access to the front door.

Money Laundering Regulations

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A map snippet from Google Maps showing a street intersection. A vertical road is labeled 'Whitehall Rd'. A horizontal road crossing it is labeled 'A428'. An orange bus stop marker is placed on Whitehall Rd, just north of the A428 junction. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

A map snippet from Google Maps showing the town of Rugby. A red location pin is placed on Clifton Rd, just north of the town center. The town name 'Rugby' is prominently displayed. Other roads shown include Bilton Rd to the west and A428 to the east. A red circular icon with a white 'H' is located south of the town center. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Floor -1 Building 1

Cellar
21'7" x 14'10"
6.64 x 4.33 m

Floor 0 Building 1

Hallway
2'8" x 14'0"
0.83 x 4.42 m

Entry
3'7" x 4'2"
1.11 x 1.26 m

Hallway
7'1" x 9'0"
2.18 x 1.07 m

Playroom
8'1" x 17'8"
2.46 x 5.34 m

Bathroom
6'4" x 7'2"
1.94 x 2.23 m

Kitchen
12'4" x 10'7"
3.78 x 3.24 m

Sunroom
11'11" x 16'0"
3.65 x 5.04 m

Living Room
17'1" x 14'11"
5.22 x 4.56 m

Dining Room
15'8" x 14'0"
4.78 x 4.46 m

Hallway
12'11" x 4'0"
3.95 x 2.01 m

Hallway
4'6" x 14'5"
1.35 x 4.40 m

Hallway
3'11" x 14'11"
1.20 x 4.50 m

Floor 1 Building 1

Bedroom
21'8" x 13'0"
6.62 x 4.37 m

Bedroom
20'1" x 14'7"
6.14 x 4.45 m

Landing
4'3" x 6'5"
1.32 x 1.97 m

Bathroom
4'2" x 3'5"
1.28 x 1.06 m

Hallway
11'4" x 0'4"
3.47 x 1.33 m

Floor 2 Building 1

Bedroom
11'3" x 8'10"
3.44 x 2.71 m

Bedroom
10'10" x 12'2"
3.09 x 4.62 m

Bedroom
12'2" x 14'7"
3.73 x 4.46 m

Bedroom
7'4" x 14'0"
2.25 x 4.46 m

Landing
8'0" x 5'2"
2.77 x 1.58 m

Bathroom
4'0" x 5'10"
1.22 x 1.72 m

Hallway
3'1" x 8'0"
1.56 x 0.92 m

Floor 0 Building 2

Kitchen / Living Area
16'9" x 21'4"
5.24 x 6.50 m

Bathroom
6'1" x 9'6"
1.87 x 2.74 m

Approximate total area⁽¹⁾

3524 ft²
327.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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on 01788 221242 if you wish to arrange a viewing appointment for
this property or require further information.

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