Coton House, 76 Hillmorton Road, Rugby, CV22 5AF

Offers in Excess of: £700,000

An impressive detached Edwardian town house set over three floors with six double bedrooms within walking distance of Rugby Station, schools and various amenities. The property is situated on a double plot of approximately quarter of an acre with gated off road parking for several vehicles and a double garage.

Features
- Light and airy Edwardian property
- Spacious kitchen/breakfast room
- Large hall and attractive staircase
- Three reception rooms
- Double glazed sash windows
- Original features
- Six double bedrooms
- Gas fired central heating with zoned controls for each floor
- Two en-suites and family bathroom
- Gated block paved driveway
- Large south-facing landscaped garden
- Double garage
Location
The property is located on the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station offering a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.

Ground Floor
The property is accessed via a part glazed stained glass door which leads to the impressive entrance hall which has an equally impressive staircase leading to a galleried landing. There is chequerboard flooring throughout the hallway and doors which lead to a spacious laundry room, cloakroom, sitting room and kitchen. The sitting room has two large sash half bay windows overlooking the front elevation and an attractive cast iron open fireplace with timber surround and granite hearth. The kitchen breakfast room is fitted with underfloor heating and Karndene flooring. There are frosted/etched effect double glazed sash windows to the side aspect, a sash window with window seat overlooking the garden and a stable door leading to the garden. There is a wide range of cream shaker style units and fitted appliances include a Rangemaster double oven inset into the chimney breast with extractor fan over, a dishwasher and American style fridge/freezer with larder cupboards to the sides. From the kitchen double doors lead to the family/dining room which has bi-fold doors to the rear garden. The second sitting room is also accessed from the kitchen and has an attractive fireplace with cream marble effect surround and a bay window overlooking the rear garden.

First Floor
The stairs have a sash window to the side aspect and continue to the second floor. There are three double bedrooms and a family bathroom fitted with a corner bath, WC, wash hand basin and shower enclosure. The master bedroom is located to the front of the property and has a walk-in dressing room and a spacious En-suite bathroom with corner bath, WC, wash hand basin and shower enclosure.

Second Floor
A dormer window overlooks the front of the property. Bedroom two has a vaulted ceiling and En-suite attached. Bedroom four is located to the rear of the
Outside
The property is approached via wrought iron double gates which lead to a large block paved drive with parking for several vehicles. There is a variety of borders and trees surrounding the parking area. A wrought iron gate provides access to the recently landscaped side and rear gardens. The garden is mainly laid to lawn and faces in a southerly direction. There is a patio area with an attractive pergola running across the middle of the garden planted with a variety of climbers including roses and wisteria, beyond which there is a small orchard area with a mulberry bush, plum and apple trees. The double garage is located to the rear of the garden and is accessed through double gates via a service road to the side of the property.

Beautifully landscaped gardens to the side and rear of the property.
Viewing
Strictly by prior appointment via the selling agents.
Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – G.

Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire, CV21 2RX
Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Energy Efficiency Rating

Environmental (CO2) Impact Rating

Transport

Ground Floor
Area: 1301 ft² ... 140.2 m²
Utility Room 10'9" x 9'5" 3.3 x 2.9m

1st Floor
Area: 1076 ft² ... 100.2 m²
Sitting Room 12'10" x 10'11" 3.9 x 3.4m

Total Area: 3146 ft² ... 292.3 m² (excluding mezzanine, garage)
All measurements are approximate and for display purposes only.