



The Gables
27 Hillmorton Road | Rugby | CV22 5AB

THE GABLES

*An Elegant and impressive Victorian Home with
Character, Space & Exceptional Convenience.*



KEY FEATURES

Occupying an enviable position close to the heart of Rugby, The Gables is an impressive detached Victorian home that combines timeless architectural character with generous and versatile accommodation. Overlooking the open expanse of Whitehall Park and within easy walking distance of Rugby town centre and railway station this is a home that offers both the charm of a bygone era and the convenience of modern day living.

From the moment you approach beneath the traditional arched storm porch the character of The Gables is immediately apparent. Inside an abundance of original Victorian features creates a wonderful sense of history from the beautiful Minton tiled entrance hall floor and generous sash windows to ornate plaster ceilings, cornicing and a particularly impressive oak staircase.

The accommodation extends to five bedrooms with both a shower room and a spacious family bathroom together with a generous dressing room which could be used as a fifth bedroom. On the ground floor there are three reception rooms a kitchen/living/dining room, office, cloakroom and access to the cellar which is used as a utility room providing an exceptional degree of flexibility for family life, entertaining and working from home.

Outside the property enjoys front and rear gardens, off-road parking and a detached single garage, while its elevated position opposite the park provides an appealing outlook and a wonderful sense of space.

A Grand Welcome

A traditional arched storm porch with steps leads to the original front entrance door and into a particularly welcoming reception hall. This impressive space immediately sets the tone for the rest of the property with its beautiful Victorian Minton tiled floor discovered by the current owners after having been concealed beneath carpet for many years.

Moulded archways, decorative cornicing, original door furniture and the magnificent oak staircase add to the grandeur while the generous proportions make the hall an ideal introduction to this characterful home.

From here, doors lead to the family room, sitting room and the impressive open plan kitchen/living/dining room.

Elegant Reception Rooms

The sitting room is a particularly impressive room centred around a large bay window overlooking the front garden and park beyond. A detailed plaster ceiling and ornate cornice provide a beautiful period focal point complemented by deep sectional skirting boards. An inset fire with decorative surround make this the perfect room to cosy up in front of the fire.

Opposite the impressive open plan kitchen/living/dining room filled with natural light from the large front facing window is equally characterful featuring a stunning decorative ceiling and ample space for both a seating area and dining area making this a wonderful space to enjoy time with friends and family. The modern kitchen provides ample storage with a large central island with breakfast bar and a range of Neff built in appliances. Leading off the kitchen is a separate study/office the perfect place to work from home or a perfect hobby room having a large window overlooking the rear garden. The family room (currently used as a playroom) has French doors opening directly onto the rear terrace and a further side window bringing in natural light.

Off the hallway is access to the cellar and a useful cloakroom. The cellar is a well-appointed space with built in kitchen units and space and plumbing for a washing machine and tumble dryer. There is light, heating and power connected and a small window to help with ventilation. It provides additional storage space and houses the gas fired boiler.













SELLER INSIGHT

“What initially attracted us to this home was the combination of space, original features and its excellent location. It is a special Victorian house with a real sense of history, and over the years it has become a much-loved family home.

One of our favourite rooms is the piano room, particularly for its beautiful ceiling and intricate detailing. They simply don't make them like this anymore. I used to sit on the sofa there for hours with a book, occasionally looking up and admiring the ceiling. It has also been the perfect room for special dinners, Christmases and entertaining guests.

The downstairs layout works wonderfully for family life. The spacious lounge and kitchen provide a natural place for everyone to gather, while the piano room, playroom and office offer separate spaces when needed. The wide hallway, pantry and practical layout make the whole floor feel incredibly well connected.

When we renovated the house, it had not been updated for a long time, so we put a great deal of love, time and investment into modernising it while carefully retaining its original Victorian character. We particularly love the spacious showers and the clever way the ovens were incorporated into the old staircase. Moving the downstairs WC from the pantry to beneath the stairs also made a huge difference to the way the house works.

With five spacious bedrooms and plenty of living space, the house has given us everything we needed as a family. We even used one of the bedrooms as a dressing room.

The garden has been a huge part of our enjoyment of the house, particularly through spring and summer. The magnolia tree greets us with beautiful flowers, while the wisteria and velvet-red roses add to the charm at the front of the house. We have hosted many parties and movie nights in the garden, using a screen and projector.

The location is incredibly convenient. We can walk into town for dinner or a drink, walk to the train station and are close to everything we need. Living directly opposite Whitehall Recreation Ground has been a particular joy, we often think of it as our extended garden. The large front windows provide wonderful views across the park, and we have enjoyed countless snowy days, sunsets and sunrises from here.

We have also been lucky to have wonderful neighbours who care deeply about the character and legacy of these Victorian homes. There is a lovely sense of community, which has been especially important as our children have grown up here, and they certainly give out great sweets at Halloween!

Our advice to the next owners would be to love and look after this special home. It is steeped in history and has been a beautiful family home for us, and we hope the next owners will enjoy it just as much.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







A Wonderful Sense of Space Upstairs

The impressive oak staircase rises to the first floor where the Victorian character and generous proportions continue. A large side window floods the landing with natural light while the accommodation provides four bedrooms, a generous family bathroom, a separate shower room and a useful dressing room (which could be a further bedroom if required), offering excellent flexibility for modern family living.

The main bedroom is a particularly spacious principal bedroom enjoying an attractive outlook across the park. The room features elegant ceiling cornicing and a large picture window.

The generous family bathroom is beautifully appointed with a bath and separate shower, wash hand basin and low-level WC complemented by quality tiling.

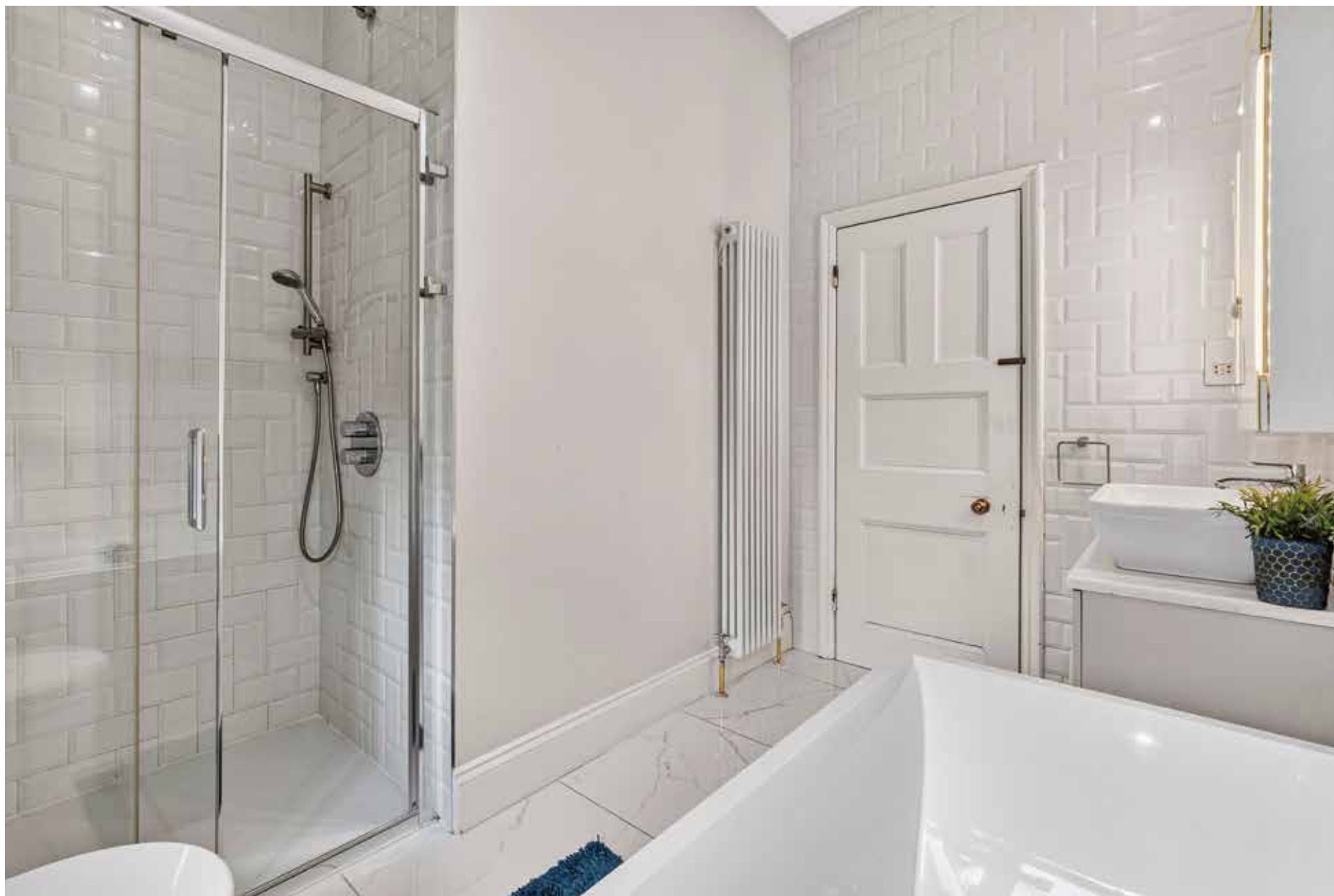
Bedrooms 2 and 3 are well-proportioned double bedrooms, with Bedroom 4 a spacious single bedroom. Adding further flexibility is a separate dressing room providing an ideal space for additional storage or could be used as a study or hobby room. This could also be converted back to a 5th bedroom if required.

In addition to the impressive bathroom is a well-appointed shower room making it particularly practical for family and guest use.

The combination of generous bedrooms, dedicated dressing space and well-appointed bathroom facilities makes the first floor both versatile and exceptionally practical for modern family life.















Gardens, Parking & Garage

To the front The Gables is enclosed by a traditional Victorian hipped wall framing a small fore garden with established flower beds and lawn. A tarmac driveway provides off road parking for several vehicles.

The driveway also serves the neighbouring property positioned to the rear of The Gables with a right of way for the owners of The Gables to access their garage and gardens.

The rear garden is private and well established with gated pedestrian access from the side and a paved terrace which spans the rear elevation creating a natural area for outdoor dining and summer entertaining. Beyond the terrace the lawn leads towards the detached single garage which has a timber up-and-over door and pitched roof. A raised shingle border around the garage is planted with established shrubs and mature trees while the lawn is framed by a beech hedge. A further tarmac area provides parking directly in front of the garage.





LIFE IN RUGBY

The Gables enjoys an outstanding position for those seeking the best of both worlds a substantial character home within easy reach of the town centre and excellent transport connections.

Rugby is a thriving market town with a strong sense of community and an attractive mix of independent businesses and established high street names. The town centre offers cafés, restaurants, public houses, shops and an independent shopping quarter while a wide choice of sporting, leisure and cultural facilities can be found nearby. The property is particularly well placed for access to Rugby's highly regarded schools with a choice of state and independent education available within easy reach including Rugby School, Rugby High School, Lawrence Sheriff School, Bilton Grange and Princethorpe College.

For commuters Rugby railway station is a major advantage, with regular services providing fast connections to London Euston in under an hour, alongside links to Birmingham and other major centres. The town also enjoys excellent road connections, with the M1, M6, M45 and A14 all readily accessible.

A Lifestyle of Character & Convenience

The Gables is more than simply a substantial Victorian house. It is a home where original craftsmanship generous proportions and a wonderful sense of history combine with a highly convenient town centre location.

There is space to entertain rooms to work and relax bedrooms to adapt around changing family needs and gardens in which to enjoy the outdoors. Add to this the rare advantage of overlooking Whitehall Park and being within walking distance of Rugby station The Gables offers a particularly appealing lifestyle for families, professionals and those seeking a character home with excellent connectivity.

A handsome Victorian residence rich in original features and generous living space in one of Rugby's most convenient and desirable town centre positions.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Single garage and driveway parking for 2+ cars. Electric vehicle (EV) charging point.

Special Notes – The property is located within a designated conservation area. The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Total Internal Floor Area – 2,320 sq ft.

Directions: CV22 5AB

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

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

The Gables, Hillmorton Road, Rugby CV22 5AB

Approximate Gross Internal Area

Main House = 2320 SQ FT / 216 SQ M

Cellar = 178 SQ FT / 17 SQ M

Garage = 170 SQ FT / 16 SQ M

Total = 2688 SQ FT / 249 SQ M

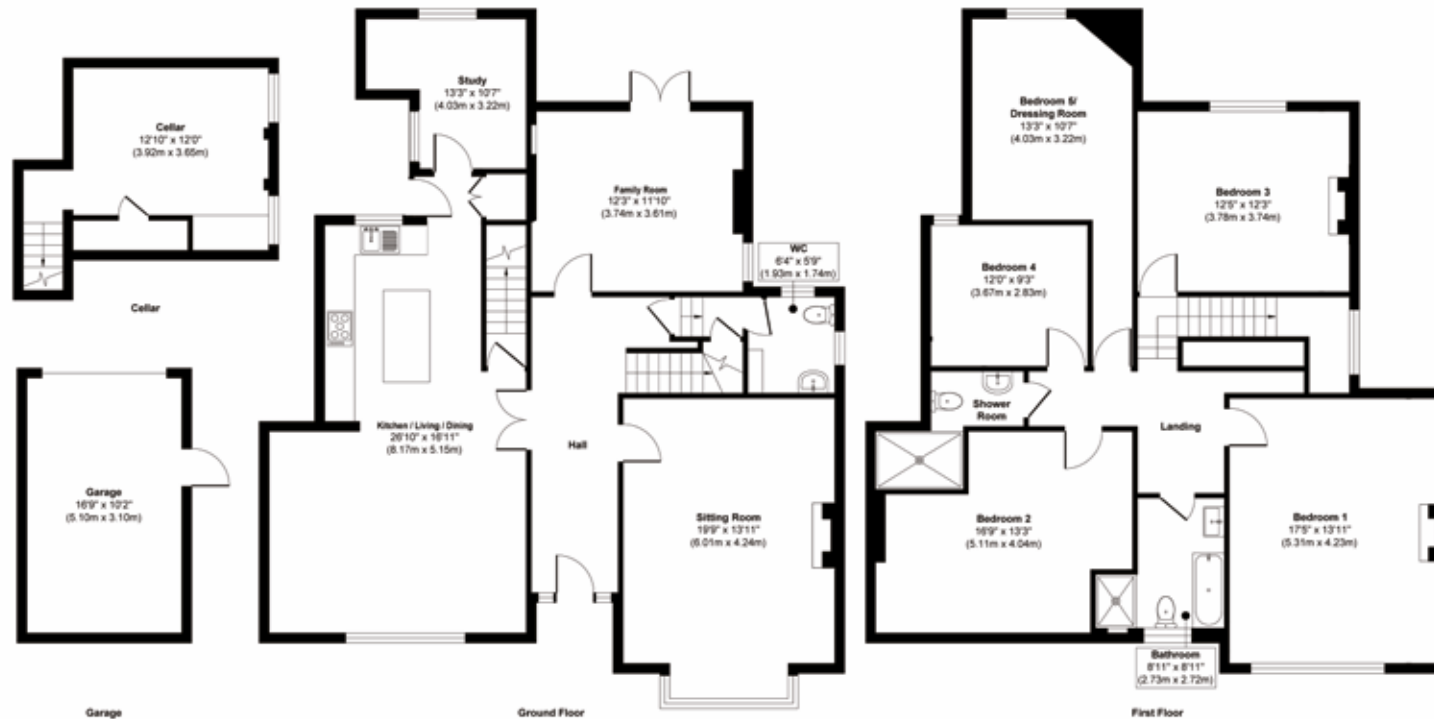


Illustration for identification purposes only, measurements are approximate, not to scale.

Property
Redress



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

Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed

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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*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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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