



CHERRY TREE VILLA

ORCHARD GARDENS
HILLMORTON
WARWICKSHIRE
CV21 4DU

Guide Price £550,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well-presented and spacious five-bedroom detached home, ideally located within a sought-after residential development in Hillmorton, Rugby.

Offered with vacant possession and no onward chain, the property presents an excellent opportunity for buyers seeking a straightforward, low-friction purchase in a popular and convenient location.

The accommodation is arranged over two floors and provides well-balanced, easy-to-manage living space that will appeal equally to families and to buyers seeking quality, flexibility and comfort without the burden of maintaining a large plot. A welcoming entrance hall features an impressive oak staircase and provides access to the principal ground-floor rooms.

To the front of the property is a separate dining room, while the generous lounge enjoys a feature fireplace with remote-controlled gas fire and French doors opening onto the rear garden. The kitchen/breakfast room forms the heart of the home and is fitted with Silestone solid worktops including a central island, underfloor heating and a comprehensive range of integrated appliances including oven, steam oven, combi microwave oven, induction hob, dishwasher, coffee machine, flush ceiling extractor and American-style fridge freezer.

A separate utility room offers further practical storage including space for washing machine and tumble dryer and internal access to the garage, while a contemporary ground-floor cloakroom/WC completes the ground-floor accommodation. The layout provides excellent flexibility, with reception rooms that could also suit home working, hobbies or adapting living arrangements over time if required.

To the first floor, the landing provides access to a part-boarded loft with lighting. The principal bedroom benefits from fitted oak wardrobes and a modern en-suite shower room, while bedroom two also enjoys its own en-suite facilities. Three further well-proportioned bedrooms are served by a family bathroom fitted with a three-piece white suite.

The property benefits from hardwood double glazing, gas-fired central heating and is well presented throughout.

Externally, the property offers a driveway providing ample off-road parking, an integral garage with electric door and EV charging point, and an enclosed rear garden. The garden is predominantly laid to lawn with a paved patio and additional decking area, with well-established planting beds creating a beautiful yet low-maintenance outdoor space ideal for entertaining or relaxing.

The location is particularly convenient, being well positioned for local amenities and a choice of primary and secondary schooling within Hillmorton and the wider Rugby area. Rugby town centre and railway station are easily accessible, with direct rail services to London Euston in under an hour, alongside excellent road links via the M1, M6, A5 and A14.

Early viewing is recommended to fully appreciate the space, flexibility and position of this attractive home.

Gross Internal Area: approx. 151 m² (1625 ft²).

Please see attached sheet for detailed and comprehensive information regarding fixtures and fittings.

AGENTS NOTES

Council Tax Band 'F'. What3Words: ///lamp.palm.young

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- Five-Bedroom Detached Home in Hillmorton with Vacant Possession and No Onward Chain
- Well Balanced, Manageable Accommodation with a Flexible Layout Suited to a Range of Buyers
- Excellent Road and Rail Links
- Separate Lounge and Dining Room
- High-Spec Kitchen with Island and Integrated Appliances
- Two En-Suite Bedrooms Plus Family Bathroom
- Enclosed, Low-Maintenance Rear Garden, Integral Garage and EV Charging Point
- Early Viewing Recommended to Fully Appreciate the Space, Flexibility and Position of this Attractive Home



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	73	77
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 6" x 10' 0" (3.81m x 3.05m)

Dining Room

15' 7" into bay window x 12' 2" (4.75m into bay window x 3.71m)

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

Kitchen/Breakfast Room

14' 5" x 14' 5" (4.39m x 4.39m)

Utility Room

10' 10" x 4' 11" (3.30m x 1.50m)

Ground Floor Cloakroom/W.C.

5' 11" x 3' 7" (1.80m x 1.09m)

First Floor

Bedroom One

13' 1" x 12' 6" (3.99m x 3.81m)

En-Suite Shower Room One

7' 10" x 5' 11" (2.39m x 1.80m)

Bedroom Two

12' 2" x 10' 9" maximum (3.71m x 3.28m maximum)

En-Suite Shower Room Two

7' 10" x 6' 3" (2.39m x 1.91m)

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom Four

9' 11" x 9' 3" (3.02m x 2.82m)

Bedroom Five

9' 4" x 8' 0" (2.84m x 2.44m)

Family Bathroom

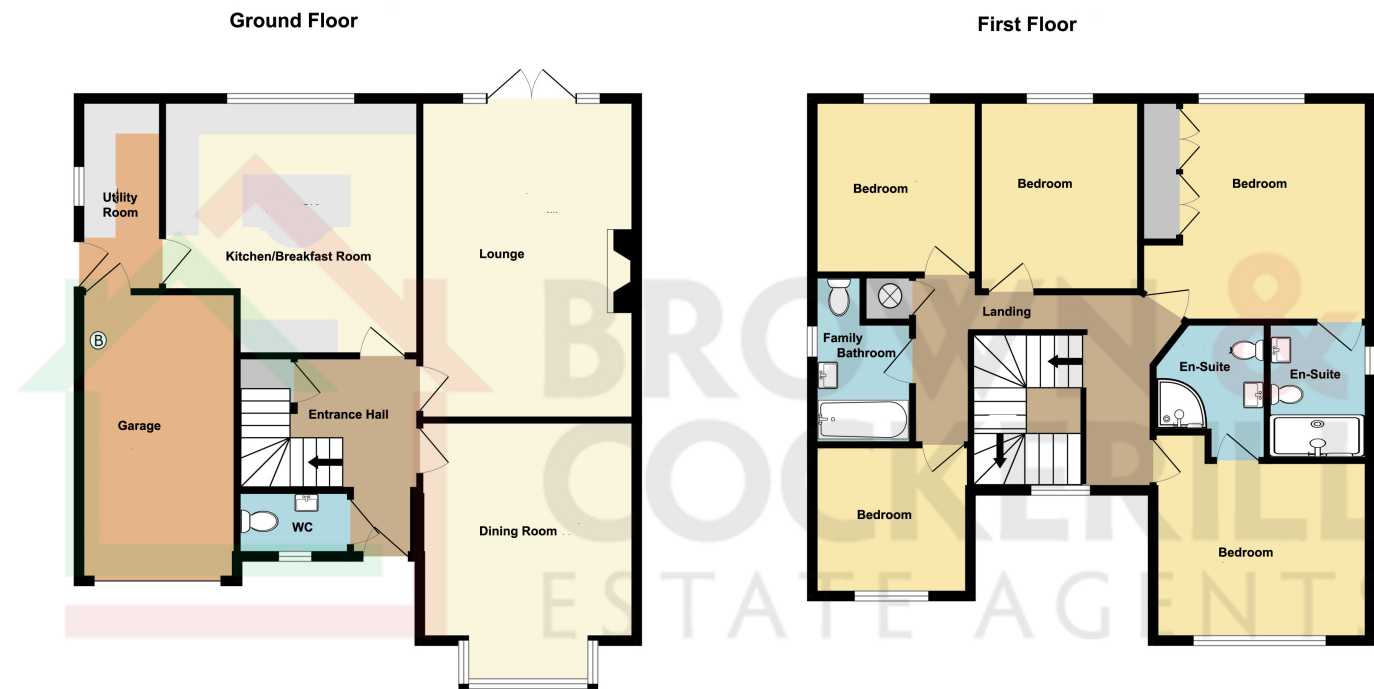
9' 2" x 5' 7" (2.79m x 1.70m)

Externally

Garage

16' 2" x 8' 10" (4.93m x 2.69m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.