

**8 Horne Close  
Hillmorton  
RUGBY  
CV21 4ET**

**Guide Price £325,000**



- EXTENDED THREE BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- UPSTAIRS W.C.
- CARPORT AND OFF ROAD PARKING FOR SEVERAL CARS
- POPULAR LOCATION SITUATED IN HILLMORTON

- MODERN OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS REFITTED SHOWER ROOM
- GARDEN ROOM
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING C

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This extended three-bedroom semi-detached home offers generous living space and a wonderfully practical layout, ideal for modern family life.

The property features a spacious lounge and an impressive open-plan kitchen finished to a high modern standard — perfect for cooking, dining, and entertaining. A versatile garden room provides an additional retreat, ideal as a home office, hobby space, or relaxing hideaway.

Upstairs, you'll find two well-proportioned double bedrooms along with a convenient first-floor W.C. A further downstairs bedroom and a contemporary shower room complete the accommodation.

Outside, the home enjoys a north-facing garden, well-kept and ideal for outdoor dining and play. The lovely close offers a peaceful setting, while the front provides excellent off-road parking for up to three cars, along with a carport for added convenience.

Hillmorton, though officially part of Rugby, proudly retains its own distinct village character, offering the warmth of a traditional community alongside the convenience of modern living. The area boasts a variety of local shops, welcoming pubs, and generous green spaces including parks and playgrounds, making it ideal for families and those seeking a relaxed lifestyle. Education is well catered for, with respected schools serving all age groups. Residents benefit from regular bus services and excellent transport links, with easy access to the region's central motorway network and just a five-minute drive to Rugby town centre and Railway Station, where direct mainline services reach London Euston in under 50 minutes and Birmingham New Street in around 30. Hillmorton combines charm, connectivity, and comfort — a place where village life meets modern ease.

### **Accommodation Comprises**

Entry via obscure double glazed door side door into:

#### **Hallway**

Herringbone LVT flooring. Radiator with decorative cover. Storage cupboard housing fusebox and gas meter Doors off to ground floor bedroom, shower room, lounge and kitchen/diner.

#### **Extended Kitchen/Diner**

19'4" x 17'4" (5.91m x 5.29m)

Fitted with a range of contemporary base and eye level units with granite effect work surface space. One and a half bowl resin sink unit with mixer tap over. Lamona induction hob with extractor canopy over. Built in Hotpoint electric grill and oven. Integrated washing machine and Lamona dishwasher. Space for an American style fridge/freezer. Cupboard housing Vaillant combi boiler. Seating area with further storage. Two radiators. Spotlights. Coving. Herringbone LTV flooring. Two upvc double glazed windows to rear aspect. Upvc frosted door to side aspect. Door to lounge.

#### **Lounge**

22'3" x 12'5" (6.80m x 3.81m)

Upvc double glazed window to front aspect. Radiator. Laminate floor covering. Feature fireplace. Further radiator with decorative cover. Door to stairs rising to first floor.

#### **Ground Floor Bedroom**

10'6" x 8'10" (3.21m x 2.70m)

Upvc double glazed window to front aspect. Radiator. Storage cupboard.

### **Shower Room**

Corner shower cubicle with mixer shower and rainfall shower head. Wall mounted wash hand basin. Low level w.c. Heated towel rail. Tiled floor. Tiled walls. Wall mounted mirrored vanity cupboard. Upvc frosted window to rear elevation.

### **Bedroom One**

12'5" x 9'6" (3.81m x 2.91m)

Upvc double glazed window to front aspect. Radiator. Eaves storage. Door to:

### **First Floor W.C.**

Wall mounted wash hand basin with mixer tap over and storage beneath. Low level w.c. Wood flooring.

### **Bedroom Two**

9'10" x 8'10" (3.02m x 2.70m)

Currently used as an office. Upvc double glazed window to side aspect. Radiator. Built in wardrobes to one wall.

### **Front Garden**

Mainly hardstanding with feature Japanese Acer. Off road parking for three/four cars. Carport with access to garden room.

### **Garden Room**

Upvc double glazed French doors opening to rear garden. Power and lighting. Door to car port.

### **Rear Garden**

Mainly laid to lawn. Large decked area ideal for al-fresco dining. Gravelled area. A variety of shrubs and flowers. Garden shed. Enclosed by timber fencing. Not overlooked to the rear.

### **Agents Note**

Council Tax Band: C

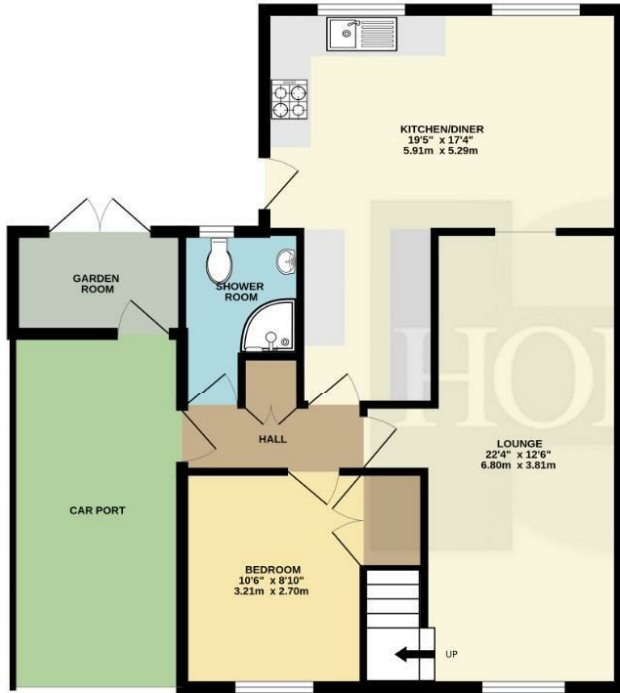
Energy Efficiency Rating: C



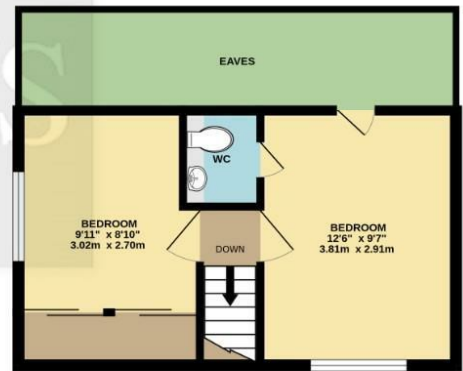




GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



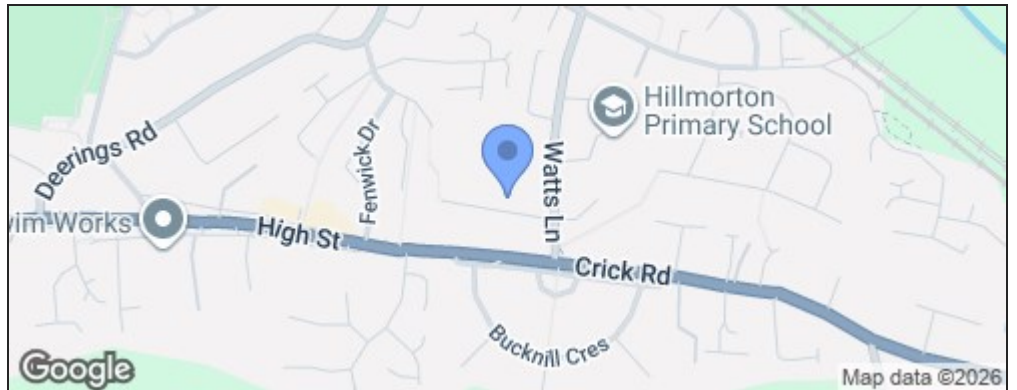
1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.