

# Property Details

8 Windmill Close, Hillmorton,  
Rugby, Warwickshire, CV21 4EJ

Guide Price **£525,000**



# Property Photos

8 Windmill Close, Hillmorton, Rugby, Warwickshire, CV21 4EJ



Creation Date  
**29/07/2025**

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# Property Floor Plans

8 Windmill Close, Hillmorton, Rugby, Warwickshire, CV21 4EJ



# Property Info

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Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

# Property Info

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Water Supply
-
Sewerage
-
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£525,000

Land Size

-

Age of Property

-

Year Built

2014

New Home

No

# Property Features

8 Windmill Close, Hillmorton, Rugby, Warwickshire, CV21 4EJ

## Feature 1

Substantial Three Storey Detached Home In Popular Hillmorton Location

## Feature 2

Great Proportions To This 'tardis' Like Home

## Feature 3

Five Double Bedrooms With Built In Wardrobes To Four

## Feature 4

Two Ensuite Shower Rooms In Addition To Family Bathroom

## Feature 5

Beautifully Presented Separate Lounge And Sitting Rooms

## Feature 6

Lovely Family Kitchen Diner With Snug Attached

## Feature 7

Utility Room And Ground Floor Cloakroom/wc

## Feature 8

Off Road Parking And Garden To Rear

## Feature 9

Catchment Area For Great Local Schools

## Feature 10

A Well Presented And Very Appealing Home

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## Five Bedroom Detached Property For Sale in Hillmorton, Rugby

Five Bedroom Detached Property For Sale in Hillmorton, Rugby

This Five Bedroom Detached Property For Sale in Hillmorton, Rugby, has beautifully presented and deceptively large accommodation arranged over three floors.

Windmill Close is a cul de sac of around 16 properties, built, we believe, in about 2014, on land originally forming part of the rear gardens to properties along Crick Road.

If I'm honest, from the outside of the property, it doesn't give the impression that it is as large as it is, but I was really pleasantly surprised, on entering this lovely home for the first time, by just how big and well laid out it is!

It's a real 'Tardis'!

The layout is incredibly functional, and the house has proven to be ideal for a growing family.

When approaching the property, you'll notice that what had been the garage has now been converted to an additional reception room. This is currently used as a cosy and stylish Lounge/ TV room with access to a useful understairs storage cupboard.

A beautifully tiled hallway leads throughout the ground floor with all rooms, including a utility room, downstairs cloakroom and stairs to the first floor leading off from here.

The elegant Sitting room to the front of the property is bright and airy with a stylish panelled feature wall.

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To the rear you'll find a wonderful open-plan Kitchen / Dining/ Family Room stretching across the whole of the back of the house. This is an excellent and sociable space offering so much room to seat and entertain friends and family.

A well-equipped fitted kitchen with a range of built-in appliances is complimented by a lovely island unit great for a prep space and breakfast bar or simply for sitting around to chat.

A cosy snug, which could also make an ideal play area or office space, leads off from the dining area, and French doors from the kitchen will lead you into the garden.

We initially rented this property in 2019, drawn to the area by its proximity to some excellent local schools. After renting the property for some time, we decided to purchase it in 2021, as we simply couldn't find another home in the area that matched its space, layout, and charm.

The five bedrooms are all doubles. Two of them have ensuite shower rooms attached and all the bedrooms to the first floor have generous built-in wardrobes.

From the moment we moved in, we were impressed by the amount of living space the house offered. The rooms are generously sized and come with built-in wardrobes, making day-to-day living both convenient and comfortable.

The top floor is occupied by the largest of the five bedrooms along with its ensuite, and a lovely landing which could be used as a little office space or reading area.

One of the most delightful surprises for us was the spacious loft room, which has been

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perfect for hosting visiting family and friends over the years.

The walled rear garden is mainly laid to lawn, so very easy to maintain. The current owners have created a lovely covered seating area to the patio, giving them an additional area to relax and enjoy all this home has to offer.

A pedestrian gateway provides access from the front of the property where the current owners are able to park their two cars.

Hillmorton is a very desirable area, notably for its excellent schooling, local amenities including shops, takeaways and pubs, which are all within easy walking distance.

But for the commuter there are also excellent transport links, including regular bus routes, access to the M1, M6, and M45 motorways, the A5, A14 and A45 and Rugby railway station, which is about ten minutes away, offers a direct service into Euston within less than 50 minutes.

It really is a very appealing home and one that the current owners have very much enjoyed living in.

The local community has been welcoming and friendly and it is with a heavy heart that we prepare to leave this home. Weve truly enjoyed our time here, and we believe the next owners will appreciate everything this home and neighbourhood have to offer.

If you would like any more information on this lovely property or would like to arrange a viewing, please call the friendly team at Campbells who will be happy to help you further. We look forward to showing you around!

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TENURE: Freehold

EPC: C

COUNCIL TAX BAND: E

The Measurements of this property are as follows: -

## GROUND FLOOR

### SITTING ROOM

14'5 x 12'4 (4.39m x 3.75m)

### LOUNGE

13'11 8'6 (4.23m x 2.60m)

### KITCHEN/DINING,FAMILY ROOM

26'2 x 12'8 max (7.98m x 3.86m max)

### SNUG

9'10 x 7'3 (3m x 2.22m)

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UTILITY ROOM

7'1 x 6'3 (2.16m x 1.91m)

CLOAKROOM

(2.16m x 1.01m)

FIRST FLOOR

BEDROOM 2

12'6 x 10'3 (3.81m x 3.13m)

BEDROOM 3

11'3 x 9'7 (3.44m x 2.92m)

BEDROOM 4

10'10 x 9'7 (3.30m x 2.92m)

BEDROOM 5

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169 max & 10'6 min x 9'4 (5.13m max & 3.28m min x 2.82m)

ENSUITE SHOWER ROOM

7'10 x 3'11 (2.4m x 1.21m)

BATHROOM

8'8 x 7'2 (2.62m x 2.19m)

SECOND FLOOR

BEDROOM 1

14'4 x 14'1 (4.38m x 4.29m)

ENSUITE SHOWER ROOM

11'10 x 4'9 max & 4 min (3.62m x 1.42m max & 1.22m min)

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