



Coton House  
Clay Coton | Northants | NN6 6JU



# COTON HOUSE

---

*This quality country house has a Norfolk reed thatched roof and has been both designed and built with attention given to every detail. The property fully comprises: reception hall, drawing room, sitting room, dining room, hand made pine kitchen/breakfast room, utility, cloakroom, office, heated poolroom with cloakroom, shower room and sauna. The first floor has five double bedrooms with three bathrooms (two en-suite). The benefits include; timber sealed unit double-glazing, oil-fired central heating to radiators, fitted alarm system and is offered for sale in excellent condition throughout. There is good parking to the front of the house with an integral triple garage and a private plot measuring around two-thirds of an acre.*







## Ground Floor

The reception hall is very light and welcoming with English oak flooring, which extends into all of the reception rooms, period pine staircase, double pine doors with glazed panels lead to the sitting room and dining room enabling a large open plan area when required. A further glazed single door leads to the drawing room and a single door leads to the cloakroom. The drawing room has a feature beam ceiling, open fireplace with tiled hearth and double doors lead to the rear patio and gardens whilst the dining room offers a spacious and warm environment which is ideal for entertaining, this has a beamed ceiling, a full height front bay window which commands views across the redundant church and churchyard. The sitting room is currently used as a family room but could alternatively be used as a drawing room or dining room, this has a beamed ceiling, a single door leads to both the study and the garage whilst double doors lead into the swimming pool area. The kitchen/breakfast room is filled with an extensive range of pine base and wall mounted cupboards, double oven and hob with extractor fan above, fully tiled floor, window to the rear garden and a single door that leads to the utility room which is fitted with a range of pine base and wall mounted cupboards and space and plumbing for a washing machine and tumble dryer. The heated indoor swimming pool is a superb kidney shaped pool of approx. 27' length and 4' depth under two large feature trusses and timber panelled ceiling. Space around pool for fitness equipment and/or entertaining area. Single door to shower room with sauna beyond, a further single door to cloakroom and double doors lead out to the patio. The pool is controlled from a plant room which is accessed externally.









# Seller Insight

“ I can easily recall the first time I saw Coton House as I drove up the driveway to where the imposing and beautiful house was revealed. Set in the middle of the mature plot, I was instantly blown away by the chocolate box character and intricate brickwork details even before I had set foot inside. As I entered the hallway, I immediately fell in love with the oak staircase and the sunshine beaming through,” says the current owner.

“The location has been fabulous. I work in Soho and I can honestly say that it's the most stress-free commute I've ever had! I always get a seat on the train and I'm completely relaxed by the time I've travelled through miles of open countryside and returned home. There are many beautiful walks accessible right on the doorstep which are ideal for long hikes and dog walking through countryside, woods or along the canal. I enjoy attending the canal boat show and scarecrow festival in nearby Crick and the firework display at Stanford Hall is always a spectacular event. There is a huge range of restaurants and shops in the local area or I can travel a bit further afield to Northampton, Leamington Spa and Leicester.”

“The garden is very peaceful. The firepit is a fabulous feature where I always enjoy a cup of tea in the chilly mornings and drinks in the late evening, whilst the smaller patio by the pond is the perfect spot to catch the last of the sun at the end of the day. The working area is tucked away and is a haven for keen gardeners with a composting area and greenhouse. We've enjoyed many family BBQs with a marquee over the patio, our dogs running around and endless games of croquet on the lawn.”

“The house and garden are perfect for entertaining as there's plenty of parking available and the bedrooms can easily accommodate extra beds if required. We've enjoyed countless pool parties, as well as birthdays and Christmas celebrations. The space flows perfectly and there's room for everyone to be together or to take some time away in peace and quiet.”

“Clay Coton is a small hamlet where I can relax in the privacy and peace of my home, yet there is also a great support network of friendly neighbours. Living here really is the best of both worlds as I am surrounded by countryside and can still enjoy easy access to all the amenities I require.”\*

\*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.



















## First Floor

The magnificent galleried landing incorporates a library area with a range of bookshelves and a window seat, the landing also provides access to a fully boarded loft via a hatch and ladder and doors lead off to the bedrooms and family bathroom. The master bedroom is a superb sized room with four windows offering views across the gardens from three elevations, there is a large double pine wardrobe, the airing cupboard is adjacent to this and a walk through provides access to the dressing room which incorporates a large double pine wardrobe, access to additional loft space and a door leading to the ensuite bathroom which houses a full suite with shower enclosure. Bedroom two has windows to both side and front elevations and a built in double wardrobe, door to ensuite and bedroom three faces the rear elevation with attractive views across the rear garden and has built in wardrobes. Bedroom four has windows to both rear and side elevation whilst bedroom five faces the rear. The family bathroom has a window to the side elevation, panelled bath, wash hand basin, low level WC, bidet and a separate shower cubicle.

























## Outside

The grounds of Coton House extend to nearly two-thirds of an acre and are laid mainly to lawn with a flower border to the southern side and several young fruit trees. A greenhouse and the oil tank are also on the north side of the property. The garden is well screened by mature trees. A large stone patio has recently been laid to the rear where there is also a water tap and an electric point and a further tap at the front of the property. The property is entered through two brick piers onto a sweeping gravel driveway which has a turning point and space to park several cars.

## Triple Garage

The integral garage has three up and over doors with light and power connected (including wiring for ceramicists' kiln). It houses an oil-fired boiler serving the central heating system and a further boiler, which heats the swimming pool.











## LOCATION

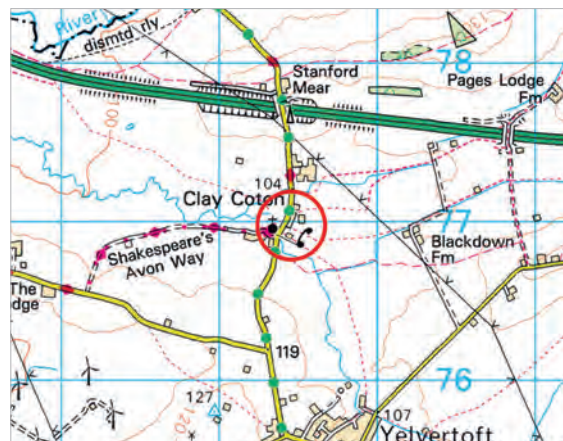
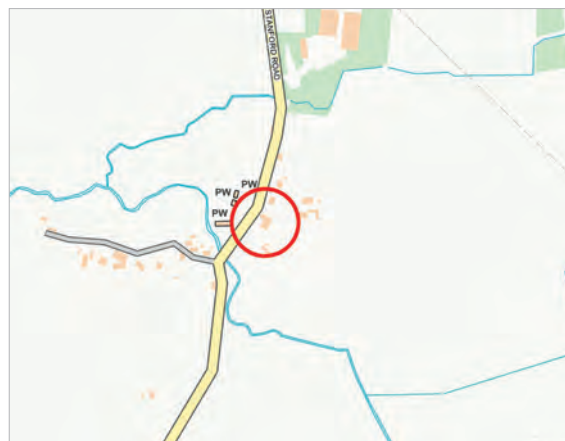
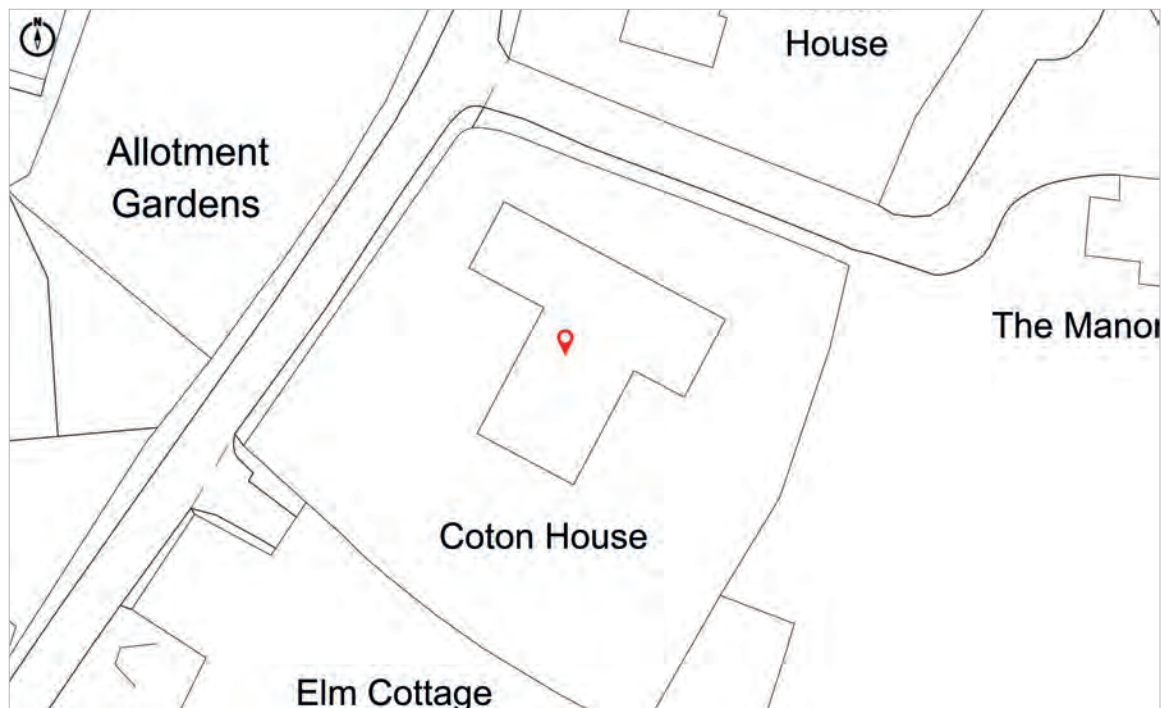
---

Clay Coton is a very small village in the Daventry district of the county of Northamptonshire. The nearest large town is Rugby, Warwickshire, about 7 miles (11.3 km) away by road; there is a high-speed Virgin train service to Euston, London in 47 minutes. The village is dominated by the mediaeval former church of St. Andrew. Built in 1340, it was restored by Edmund Francis Law in 1866 but fell into disuse in the 1950s and was renovated as a private house in around 2000. Until 2002, despite the small size of the village, it included a public house, called the 'Fox and Hounds'; it was later renamed the 'Fox'. The Fox was renowned for its folk music nights and cask ales. Like the church, it has now been converted to a private dwelling house. Whilst the house enjoys an idyllic rural setting there is fast access to the extensive road networks (M1, M6 & A14). Junior schooling is available in nearby Yelvertoft or Crick; Crick offers a wider range of shopping and public houses. There is a good selection of state senior schooling with Guilsborough School nearby and some excellent private schools including Bilton Grange, Spratton Hall and Rugby School.









#### Services

Mains electricity, water, private Klargester system (full sewage plant system), oil-fired central heating, BT fibre broadband.

#### Local Authority

Rugby Borough Council

Council Tax Band H.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.

#### Opening Hours

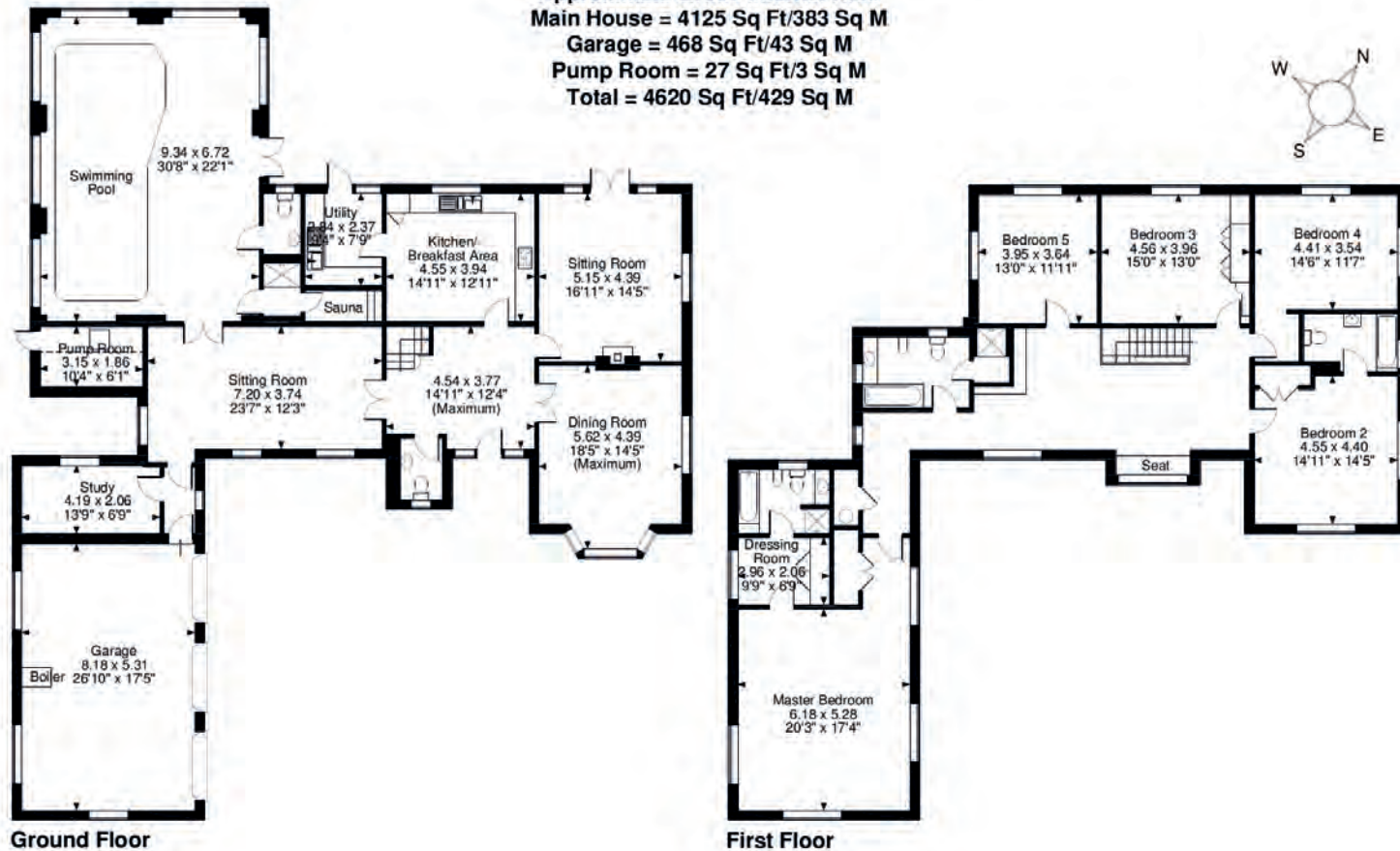
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

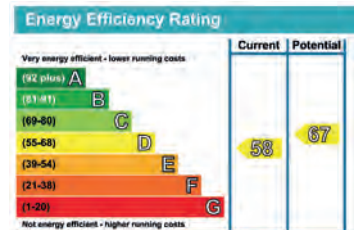




**Coton House, Clay Coton, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 4125 Sq Ft/383 Sq M**  
**Garage = 468 Sq Ft/43 Sq M**  
**Pump Room = 27 Sq Ft/3 Sq M**  
**Total = 4620 Sq Ft/429 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8395072/MKB











GRAHAM LEE  
ASSOCIATE

Fine & Country Rugby  
01788 820062  
email: [graham.lee@fineandcountry.com](mailto:graham.lee@fineandcountry.com)

Graham has worked in the estate agent industry for over 15 years covering the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine and Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

YOU CAN FOLLOW GRAHAM ON



”

*“Went with Fine & Country after previous agent did no ground work or exert any effort to sell our house in a 6 month period. Listed with F&C on Monday morning, house had sold by Friday STC, Graham and his team kept us up to date with all proceedings and notices. Extremely approachable, professional and a pleasure to deal with!”*



## 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.



Fine & Country  
Tel: +44 (0)1788 820 062  
[rugby@fineandcountry.com](mailto:rugby@fineandcountry.com)  
5 Regent Street, Rugby, Warwickshire CV21 2PE

