



1 Stables Court, Coombe Road, Rugby, Warwickshire, CV23 0FX

HOWKINS &
HARRISON

1 Stables Court, Coombe Road
Rugby, Warwickshire,
CV23 0FX

Offers in Excess of: £480,000

A beautifully presented, four bedroom stable conversion approached via a tree lined drive, located within the exclusive Coton House country estate in Churchover, near Rugby. The property benefits from a low maintenance walled garden, car port, additional parking for two vehicles and is ideally situated for the commuter with easy access to major road networks and Rugby Train Station.

Features

- Exposed timbers
- Presented to a high standard
- Underfloor heating to ground floor
- Four bedrooms
- Fitted wardrobes to three bedrooms
- Two en-suites and a family bathroom
- Amtico flooring and underfloor heating on the ground floor
- Air source heat pump
- Private courtyard development
- Lovely aspect overlooking the tree lined approach
- Low maintenance rear garden



Location

The property is located within Coton House Country Estate, an exclusive residential development on the outskirts of Rugby, set within extensive historic parkland. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes' drive away and offers a regular high speed rail link to London Euston in under 50 minutes as well as regular services to Birmingham and further afield. Rugby is the second largest market town in Warwickshire and offers a good selection of amenities, including Elliots Field and Junction One Retail Park and a range of independent retail outlets, restaurants, public houses and leisure facilities within the town centre. In the other direction Lutterworth offers a further selection of shops and amenities. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and the world renowned Rugby School.



Ground Floor

The property is accessed via a side door which leads to a spacious entrance hall, with Amtico flooring and numerous windows affording plenty of natural light. Stairs rise to the first floor and doors lead to the ground floor accommodation which has underfloor heating throughout and includes a useful under stairs storage cupboard and a cloakroom, fitted with cream Porcelanosa high gloss floor tiles, half height tiling to all walls, pedestal wash hand basin, WC with wall mounted flush with shelf over. The kitchen/dining room has dual aspect windows overlooking the front aspect and has further high gloss floor tiles throughout. The kitchen is fitted with a variety of wall and base shaker style units in a light sage colour, incorporating numerous drawers and deep pan drawers with complementary worksurfaces over. Fitted appliances include Siemens induction hob, extractor fan, single electric oven and grill, fridge, freezer and dishwasher. A breakfast bar separates the kitchen from the dining area and a further door leads to the utility room, which has space for additional appliances. The sitting room has Amtico flooring throughout, dual aspect windows overlooking the tree lined approach and dual aspect French doors which provide views over and access to the rear garden.





First Floor

A spacious galleried landing has attractive exposed timbers throughout and low level windows with safety glass in front. Doors lead to the four bedrooms and the family bathroom. The bathroom is fitted with a white ceramic tiled floor, chrome heated towel ladder, pedestal wash hand basin, panelled bath and WC. Bedrooms two, three and four overlook the front aspect and have attractive exposed ceiling timbers, with bedroom three further benefitting from a fitted wardrobe. Bedroom two has dual aspect windows, affording plenty of natural light, a double wardrobe and its own en-suite attached, fitted with a wash hand basin, low level flush WC, shower enclosure and a chrome heated towel ladder. Bedroom four also benefits from dual aspect windows and is being used by the current owners as storage. The impressive master bedroom is flooded with natural light and has further exposed ceiling timbers and multi aspect windows overlooking both the front and side of the property, with views of the garden. This delightful bedroom benefits from wardrobe space and an en-suite comprising of a wash hand basin, WC with wall mounted flush and shelf over, corner shower enclosure and a heated towel ladder.

Outside

The property is approached via a tree lined driveway. The conversion has a central arch beyond which, is a block paved courtyard area which leads to the car port and a further two allocated spaces. The rear garden is accessed from within the property, via one of two sets of French doors, and has been designed to be particularly low maintenance with an Indian Sandstone paved patio area and attractive gravelling with flower borders beyond. There are established pine trees, clematis and a variety of shrubs along with a garden shed. The garden is enclosed by a combination of close board fencing a brick walling.

Tenure and Services

This property is sold on a freehold basis. There is a service charge payable for the upkeep and maintenance of the estate which is currently £320.76 per half year.





Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

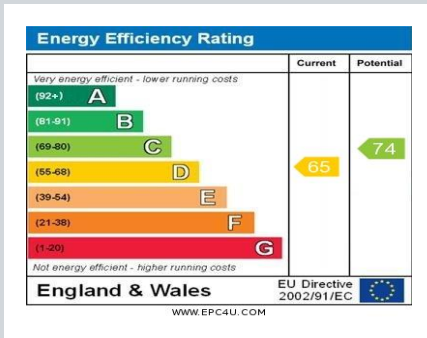
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – F.



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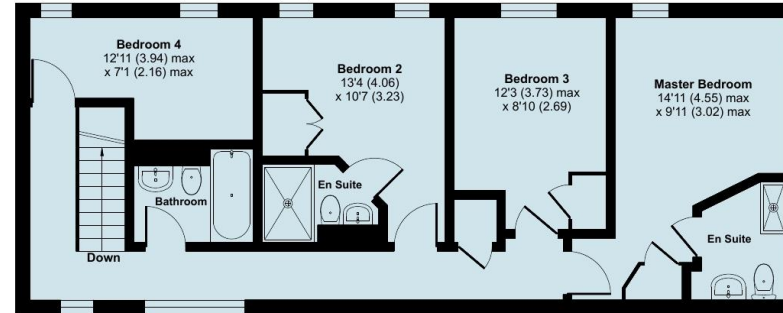
Approximate Area = 1443 sq ft / 134 sq m

Garage = 163 sq ft / 15.1 sq m

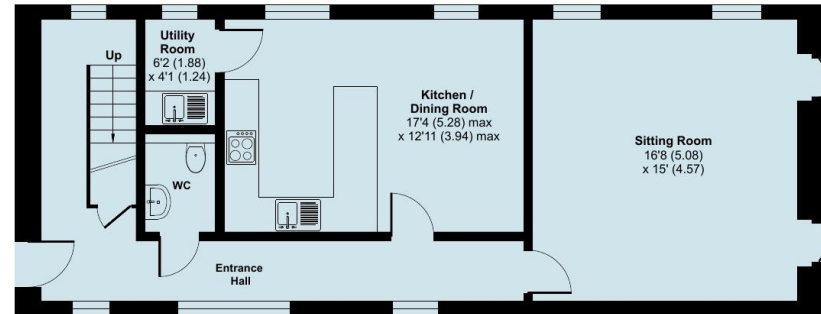
Outbuilding = 49 sq ft / 4.5 sq m

Total = 1655 sq ft / 153.6 sq m

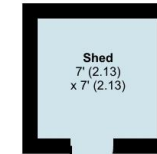
For identification only - Not to scale



FIRST FLOOR

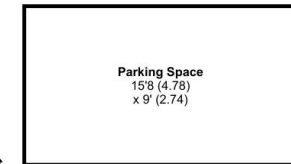


GROUND FLOOR

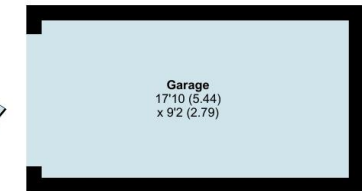


Shed
7' (2.13)
x 7' (2.13)

OUTBUILDING



Parking Space
15'8 (4.78)
x 9' (2.74)



Garage
17'10 (5.44)
x 9'2 (2.79)

GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Howkins & Harrison. REF: 1011228

Howkins & Harrison

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