



The Coppice, 56 Rugby Road, Binley Woods, Coventry, CV3 2AX

HOWKINS &  
HARRISON







The Coppice,  
56 Rugby Road, Binley Woods,  
Coventry, CV3 2AX

Guide Price: £975,000

Set within a generous 1/2 of an acre plot, The Coppice is a unique blend of old and new with original wood panelling restored from the previous two-bedroom bungalow that was. The property offers versatile, spacious modern family living, whilst enjoying a peaceful prime location with the convenience of being close to great road networks and exceptional schooling.

### Features

- Executive Family Home
- Beautifully presented throughout
- Five double bedrooms
- Four reception rooms
- Study/home office and boot room
- Snug/games room
- 1/2 of an acre plot
- Impressive rear garden
- Mature south facing rear garden
- Three en-suites
- Sought after location
- Off-road parking for several cars
- Garage
- Original oak panelling
- Bi fold doors



## Location

Binley Woods is a village and civil parish within the borough of Rugby, Warwickshire, on the eastern outskirts of Coventry. Local amenities include a public house and a row of shops in Woodlands Road, which include a newsagent, butcher, hairdresser, chemist, takeaway, and off-licence. A village hall acts as a hub for social and community events. Rugby town and the city of Coventry are just a short drive away and offer a host of facilities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. The village is also well placed for the commuter, thanks to excellent road and rail links.

Rugby - 7 miles

Coventry - 5 miles



## Ground Floor

Upon entering the property, you are greeted by an impressive entrance hall with oak panelling and a custom-made oak staircase. The entrance hall has a comfortable seating area, with the focal point being an open fire, which opens into the study/home office, also fitted with original oak panelling and a range of bespoke storage with workstation. A door leads through to the boot room with built-in storage and space for white goods. Three further generous reception rooms can be found to the rear of the property with an impressive central dining room, opening through into the sitting room which overlooks the rear garden with the addition of bifold doors and a further door through to the snug/games room. The contemporary kitchen is fitted with a bespoke range of shaker style units including a range oven, dishwasher, space for an American style fridge/freezer and an Island unit with space for dining.











## First Floor

An impressive oak staircase leads to the light and airy galleried landing, with a seating area overlooking the front of the property and two double storage cupboards. The five bedrooms are well proportioned double rooms with two benefitting from modern en-suite shower rooms, in addition to the main family bathroom, whilst the principal bedroom is fitted with an en-suite bathroom which includes a free standing claw foot bath and a separate shower cubicle.







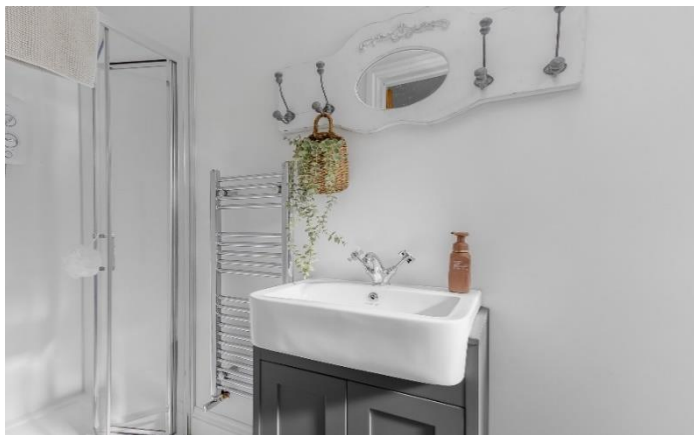


## The Grounds

The front of the property has been laid to block paving, allowing off-road parking for several vehicles, and provides access to the single garage, and is enclosed by hedging for the upmost privacy. The rear garden is south facing and secluded. It has been terraced with a flagstone patio to the rear of the property, providing a wonderful space for outdoor dining and entertaining, and has a manicured lawn leading to the wildflower garden to the rear, planted with mature trees. The rear garden is also surrounded by mature hedging which gives a distinct private feel.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.













## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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.

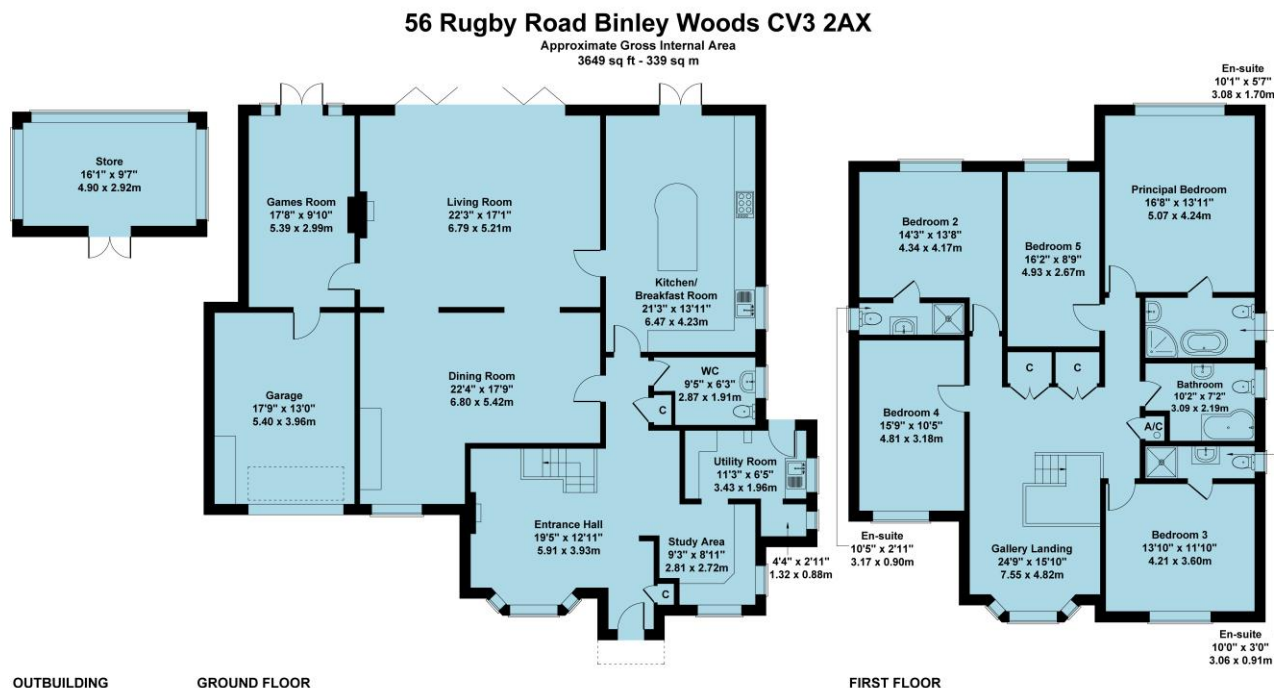
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band- E.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

www.epc4u.com



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## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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