

THE COTON HOUSE ESTATE

CHURCHOVER





THE COTON HOUSE ESTATE

MODERN LIFE WITH PERIOD STYLE

Welcomed by a long tree-lined drive, you know you've arrived somewhere special. Set within 119 acres of stunning landscaped gardens and open parkland, The Coton House Estate brings the height of characterful, contemporary living to Churchover village, near Rugby.

Comprising a walled garden and circular topiary garden to the historic house, as well as farmland and mature woods, its extensive grounds will form an exclusive development that offers families an idyllic lifestyle, with local amenities close by and the motorway in easy reach for swift access to both Birmingham and London.

From beautifully restored residences to spacious detached homes, CALA is proud to present the outstanding architectural and natural beauty of The Coton House Estate.



HISTORY IN THE REMAKING

Once an important country dwelling set within attractive parkland by the small Warwickshire village of Churchover, The Coton House Estate's rich and varied history originated from the land of Coombe Abbey.

Under King Henry VIII's rule, the monasteries were dissolved and the estate passed to the Duchess of Richmond in 1536, followed by the Dixwell family. Sir William Dixwell died in 1757 and it was inherited by his nephew William Dixwell Grimes, whose son Abraham Grimes later took over, replacing the old manor house with the Grade II Listed, neoclassical house in 1764.

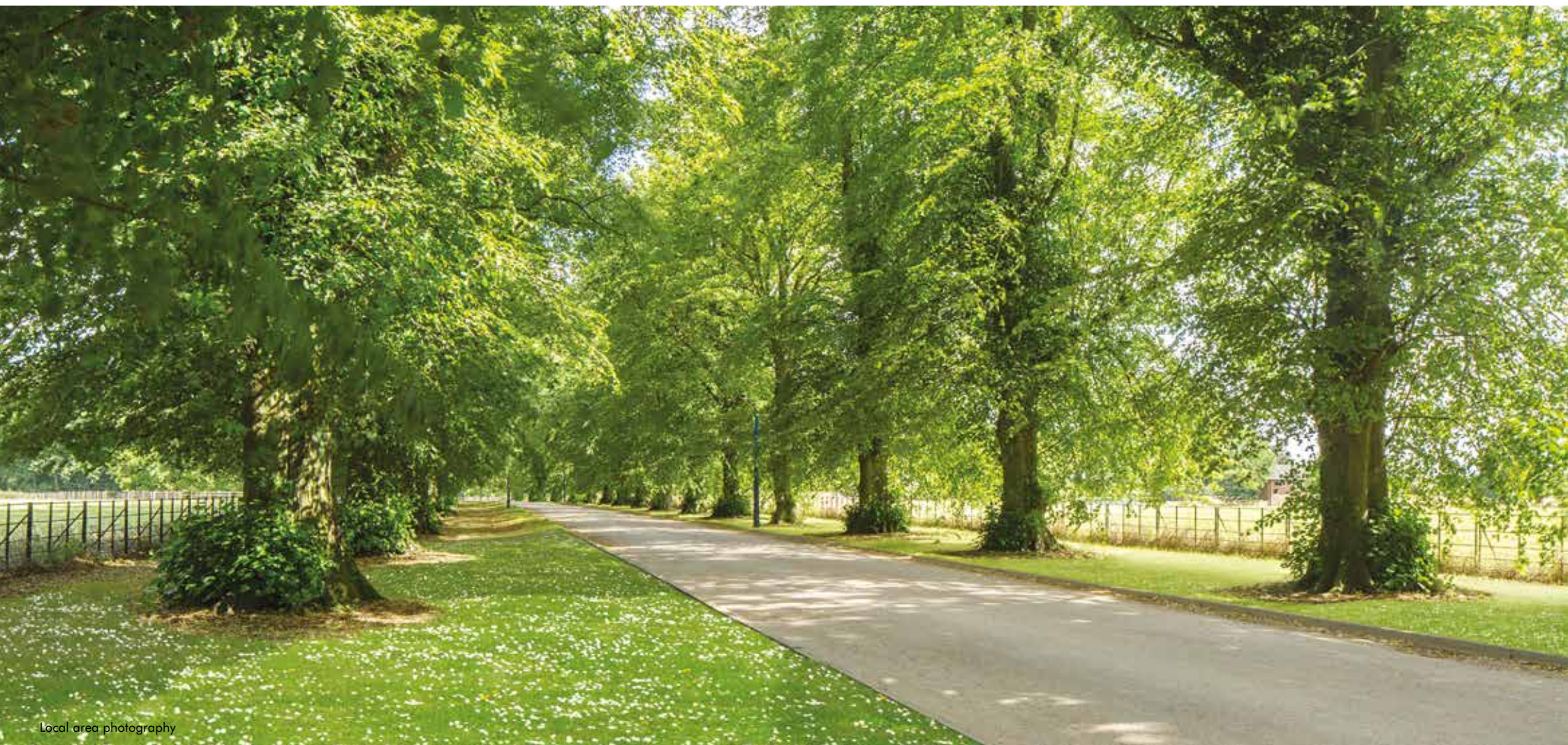
The stables were erected in the 19th Century, with a dairy and game larder added later. The estate was built to designs by notable Georgian architect Samuel Wyatt and much of the quintessentially English parkland remains to this day, as do the ancillary buildings and part of the original moat.

From the mid 1870s onwards, the estate was owned by several families before becoming a corporate training establishment in 1948 and a management training centre for Royal Mail in 1970.

Eventually damaged by fire in 2010, Coton House is now being restored to its former glory as a single dwelling, together with the game larder, dairy and original tree-lined entrance drive.

Meanwhile, CALA's collective transformation of The Stable Block, The Walled Garden, The Parklands and The Moat, will help to create the most idyllic and impressive of family communities for miles around.





Local area photography

A PICTURE-PERFECT PLACE TO CALL HOME

With its long avenue of mature trees, the south drive provides an impressive approach to The Stables. By retaining as much of the historic fabric and original features, this beautiful Grade II Listed, red-bricked building will be converted into eight individual homes and complemented by an elegantly styled new wing.

It will form one of four character areas woven around the architectural heritage of The Coton House Estate, to include The Walled Garden, The Parklands and The Moat.

In addition to The Stables, our second phase features two stunning gate houses to replicate the original building which once stood at the estate entrance. While situated in The Walled Garden, 16 grand Georgian-styled detached homes will also boast high ceilings.

The third phase of homes will combine Georgian houses and late Georgian/early Victorian country cottages, set amidst the parkland trees and formal garden features.

Our last phase is planned to include large detached family homes with a modern twist, adjacent to The Moat.

As each phase is lovingly brought to life, you will discover a wealth of highly distinctive homes designed for the very best in contemporary living, with natural surroundings that are every bit as stunning.



RUGBY

SHOPPING, SCHOOLING AND SPORTING GLORY

Warwickshire's second largest market town boasts an array of designer and high street shops, including The Clock Towers shopping centre, together with an enviable choice of restaurants and pubs, as well as major supermarkets including Waitrose in nearby Lutterworth. Leamington Spa and Warwick are also within easy reach to broaden your choice further.

The Coton House Estate is situated approximately 3.5 miles north of Rugby town centre and to the east of Churchover, which has a village hall, pub and convenience store.

Home to the green open spaces of Caldecott Park and Draycote Water, Rugby also has plenty of recreational amenities, like the Queen's Diamond Jubilee Leisure Centre, Big Apple Bowling Alley, Cineworld and Rugby Theatre.

There's a proud heritage of schooling here too, most notably the historic Rugby School and birthplace of rugby football. With many held in high regard by Ofsted, Boughton Leigh Infant School is situated about a mile away from The Coton House Estate, while Clifton-upon-Dunsmore Primary and Lawrence Sheriff Secondary School are around two miles away.





Local area photography

WELL-CONNECTED IN EVERY DIRECTION

The Coton House Estate enjoys a relaxed pace of life in the leafy open surroundings of the Warwickshire countryside just north of Rugby. Yet your journey to work is shorter than you think.

Ideally placed for commuting, the A5, A426 and M6 motorway are immediately accessible, with the M1 and M45 close by, connecting you to Coventry, Royal Leamington Spa and Birmingham International Airport.

Catching a train is just as convenient, with direct rail services from Rugby station to Birmingham, Leicester and London Euston, which is less than an hour away via the West Coast Main Line.

Journey times taken from www.tfl.gov.uk



Local area photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting and the finish and specification feature many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the high specification, flexibility and clever storage to reflect your contemporary lifestyle.





Photography from a previous development

THE COTON HOUSE ESTATE – THE DEVELOPMENT

- THE MOAT
- THE STABLE BLOCK
- THE WALLED GARDEN
- THE PARKLANDS



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, external treatments and specific details may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



Photography from a previous CALA development

PERFECTLY LOCATED

The Coton House Estate, Lutterworth Road, Churchover, Rugby, Warwickshire, CV23 0AA



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Churchover – 1.1 miles



BY CAR

- Churchover – 1.1 miles
- Rugby Wharf – 2.8 miles
- Rugby Golf Club – 3.2 miles
- Rugby – 3.6 miles
- Lutterworth Golf Club – 3.7 miles
- Rugby School Museum – 3.7 miles
- Coombe Abbey Park – 13.7 miles
- Coventry Cathedral – 13.9 miles
- Brandon Marsh Nature Centre – 15.1 miles
- Warwick Castle – 23.1 miles
- Packwood House – 31.5 miles
- Birmingham City Centre – 32.7 miles
- Cadbury World – 37.6 miles



BY RAIL

- London Euston – 55 minutes
- Birmingham New Street – 40 minutes
- Northampton – 23 minutes

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England, we build premium homes with sensitivity and consideration in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



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