





Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, spacious four bedroom detached family home on Warre Close. Built by the prestigious Cala Homes in 2016, the property in brief comprises of; entrance hall, downstairs WC, lounge, study, modern open plan kitchen/diner, utility room, four double bedrooms two en suites, and family bathroom. Externally, there is a front & rear garden, large driveway for ample parking and detached double garage. This property also benefits from underfloor heating on the ground floor.

Warre Close is nestled in a highly sought after idyllic area, within the secluded gardens of the Coton House Country Estate. This unique development is situated north of Rugby in the village of Churchover, offering a range of characterful yet contemporary living. Upon approach you are welcomed by a tree lined driveway and open fields views. Surrounded by picturesque countryside, this home offers the perfect blend of elegant living and energy efficiency.

The north of Rugby offers a great selection of High Street & independent shops, restaurants, bars and coffee shops. Close to fantastic transport links, including the M6, M1 and A14, Elliott's Field & Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools.

Viewings are highly recommended on this must see stunning home.

Sellers Comments

The long tree lined drive leading down towards Warre Close captured our imagination, being able to raise our young family in such beautiful surroundings in a home with space to create life long memories.

Front Of Property

The property sits on a generous size corner plot with impressive views over the green to front. Pathway up to main front entrance door leading to;

Entrance

A welcoming entrance hall with tall ceilings, built in understair storage cupboard and stairs rising to the first floor landing.

Downstairs Cloakroom

Off the entrance hall is the downstairs cloakroom which features a low level WC and wash hand basin.

Study/Second Reception

12' 5" x 9' 7" (3.78m x 2.92m)

This versatile room allows for an ideal home office, dining room, playroom and more. It features window to the front aspect.

Lounge

18' 8" x 12' 8" (5.69m x 3.86m)

A spacious and cosy family lounge area, which can be accessed via the double doors in the entrance hall, and features double doors to the rear of the property and window to the front aspect.

Kitchen/Diner

41' 6" x 11' 10" (12.65m x 3.61m)

A modern and spacious, fitted open plan kitchen/dining room. This room is an elegant, versatile space and ideal for social gatherings. Featuring a range of wall and mount base units, a pantry/storage cupboard, and fitted appliances. The integrated appliances are to include; fridge freezer, dish washer, oven & microwave, four induction hob & extractor fan, sink & drain, plus a wine cooler. In the centre of the kitchen, there is a stylish breakfast island with additional fitted storage space. The room also holds windows to the front and side aspect, and a door to the rear of the property.

Utility Room

7' Maximum x 7' 4" Maximum (2.13m Maximum x 2.24m Maximum)

Off the kitchen/diner is the separate utility room. With wall and mount base units, plumbing and space for a washing machine/tumble dryer, fitted sink & drain, and a door leading to the rear of the property.

Landing

First floor landing with a built in boiler cupboard, additional storage cupboard, and a loft hatch providing loft access to a generous size loft fit for storage.

Bedroom One

19' 3" Into Wardrobe x 12' 9" Maximum (5.87m Into Wardrobe x 3.89m Maximum)

A spacious and stylish master bedroom with a large walk in wardrobe and window to the rear aspect.

En Suite One

Larger than average en suite bathroom to the master bedroom; features a built in bath plus a separate walk in shower, low level WC, wash hand basin, heated towel rail and window to the side aspect.

Bedroom Two

12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom two is a double and features a built in wardrobe and window to the rear aspect.

En Suite Two

En suite bathroom to bedroom two has a double walk in shower, low level WC, wash hand basin, and heated towel rail.

Bedroom Three

12' x 10' 11" (3.66m x 3.33m)

Bedroom three is a double with built in wardrobe and window to the front aspect.

Bedroom Four

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom four is a double featuring space for wardrobe and a window to the front aspect.

Bathroom

Tiled family bathroom with built in bath, low level WC, wash hand basin, heated towel rail and window to the rear aspect.

Rear Of Property

A lovely low maintenance, good sized rear garden laid to lawn with patio area, and side accessibility.

Garage

20' 10" x 18' 7" (6.35m x 5.66m)

A huge detached double garage to the side of the property, with light & power and an up & over door.

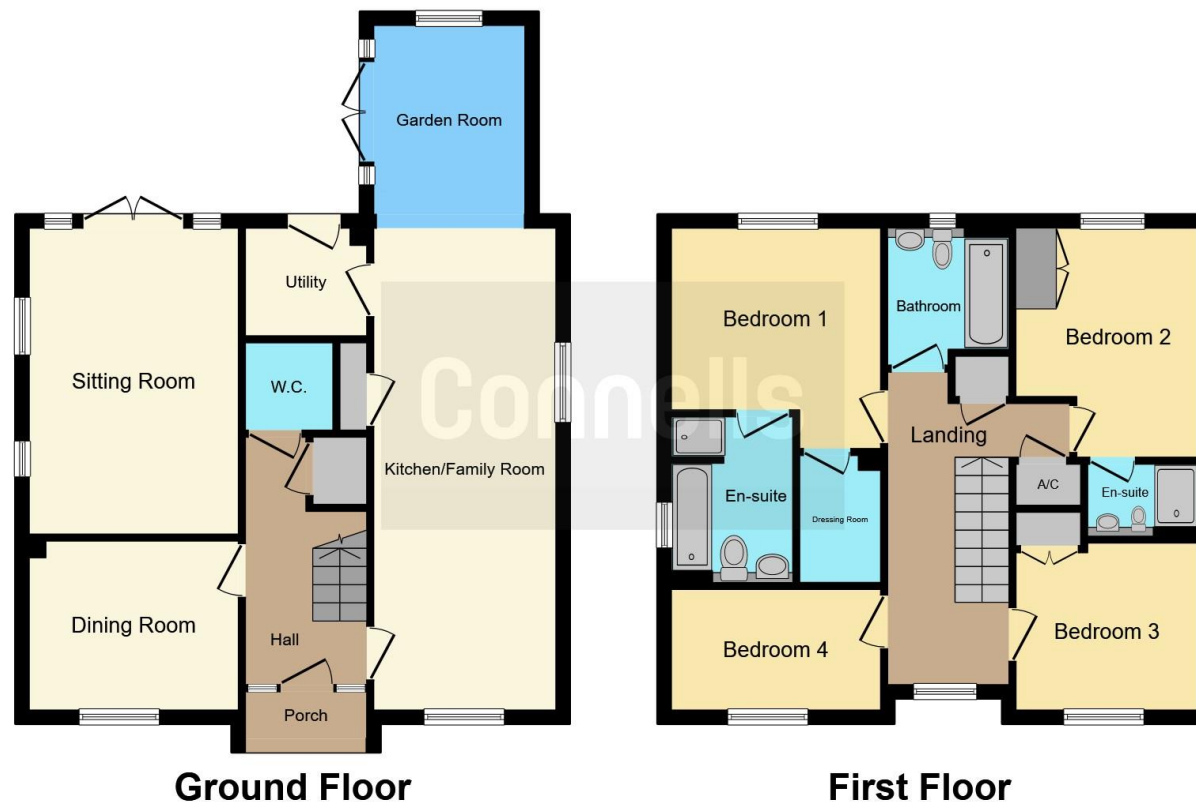
Parking

In addition to the double garage, there is a large driveway to the side of the property, allocated for approximately six vehicles. There is also an EV charging point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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