



**McCALLUM
MARSH**
PROPERTY CONSULTANTS

COTON HOUSE
Clay Coton

SIGNATURE DETAILS

Take a closer look



**Bespoke Hand-Crafted Kitchen
with Integrated Appliances**

**High Specification Accommodation
in Excess of 5300SQFT**

Four Reception Rooms & Five Bedrooms

**Large 30ft Kitchen/Dining/Living Room
with Panoramic Views of Gardens**

**Stunning Orangery Extension with
Bi-folding & Patio Doors to Garden**

**Large Master Bedroom, Dressing Room
& En-suite, Bedroom Two & En-suite**

**Central Heating with Underfloor Heating
to Kitchen/Orangery and Bathrooms**

**Large Integral Triple Garage,
Extensive Off-Road Parking**

**Further Oak Framed Triple
Car Port & Garage**

**Landscaped Gardens to Front
& Rear Elevations**

High Specification Pool Room





Coton House is a fine example of modern luxury countryside living.

This characterful detached family home presents extensive and highly flexible living spaces throughout.

Offering approximately 5,300 sq ft of versatile and spacious accommodation, this home features five generous bedrooms, four

elegant bathrooms, and a stunning internal pool room.

Situated in the highly sought-after village of Clay Coton, the property boasts charming views of the historic former church and is finished to the highest specification throughout, with premium fixtures and fittings. Complemented by beautifully landscaped, expansive gardens, Coton

House delivers exceptional style, comfort, and functionality at every turn.

ABOUT THIS HOME

An Exceptional Living Experience



LOCATION

Sought-after Setting



Clay Coton is a charming village nestled within the Daventry district of Northamptonshire. The nearest large town is Rugby, Warwickshire, located just 7 miles (11.3 km) away by road, offering a range of amenities and services.

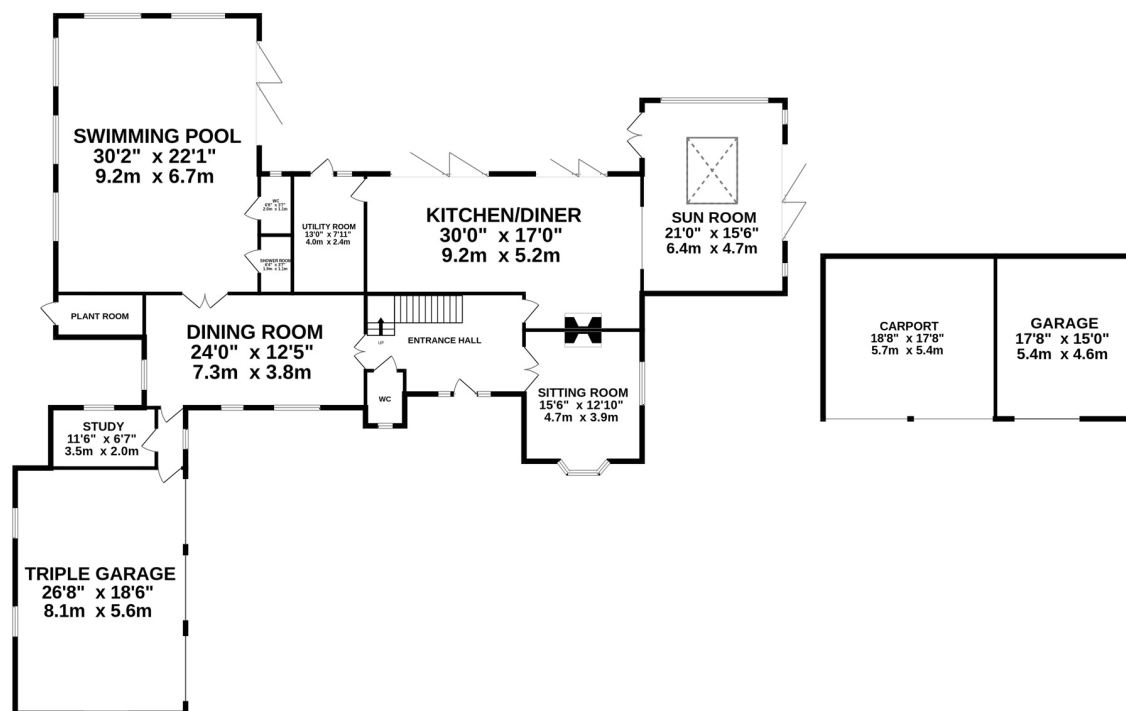
The property enjoys an idyllic rural setting, yet benefits from excellent transport links. A high-speed Virgin train from Rugby provides direct access to London Euston in just 47 minutes. For road travel, the nearby M1, M6, and A14 offer fast and convenient connections across the region and beyond.

Primary schooling is available in the nearby villages of Yelvertoft and Crick, with Crick also offering a selection of shops and traditional public houses. Secondary education options include the nearby Guilsborough School, while excellent private schools such as Bilton Grange, Spratton Hall, and Rugby School are within easy reach.

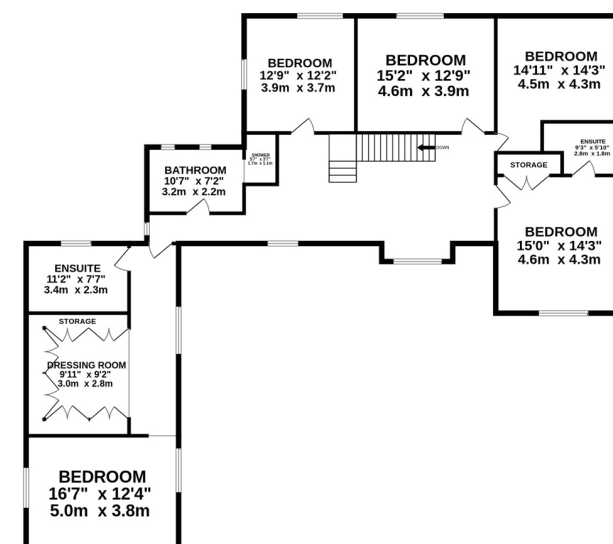
FLOOR PLAN

Where Design Meets Function

GROUND FLOOR
3488 sq.ft. (324.1 sq.m.) approx.



1ST FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



TOTAL FLOOR AREA : 5300 sq.ft. (492.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Coton House - timeless beauty, redefined for today.

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