



UP Estates



UP Estates



UP Estates



UP Estates

5 Bedroom House - Detached
located on Clinton Crescent, Rugby
£525,000

UP Estates



5



2



3



B

EXCLUSIVE EXECUTIVE DETACHED FIVE-BEDROOM RESIDENCE | PRESTIGIOUS COTON HOUSE ESTATE | PEACEFUL & PRIVATE SETTING | EXCELLENT MOTORWAY ACCESS | TWO BATHROOMS, WC & UTILITY

Set within the highly sought-after Coton House Estate, just off the A426 with easy access to the M6, this impressive five-bedroom detached executive home enjoys a tranquil, secluded position surrounded by open fields and nearby rivers. Offering a rare balance of countryside calm and convenience, the property remains within easy reach of Rugby town centre, making it ideal for those seeking an exclusive lifestyle without isolation.

The accommodation opens into a spacious entrance hallway. To the front is a versatile family room featuring two box bay windows, perfect as a home office, playroom, or guest bedroom, alongside a modern downstairs WC. The heart of the home is the expansive open-plan kitchen/diner, designed for entertaining, with a separate utility room and double doors opening onto the rear garden. A generous living room completes the ground floor, enhanced by a box bay window and further double doors leading outside.

Upstairs, a large landing leads to four well-proportioned double bedrooms and a single, including a principal bedroom with en-suite and built-in storage, plus a contemporary family bathroom.

Externally, the property benefits from a three-car driveway, a detached garage with electrics, and a beautifully arranged private rear garden featuring patio seating, lawned areas, raised decking, and low-maintenance sections, all enclosed for privacy.

A superb executive family home in a peaceful, niche estate with outstanding transport links and natural surroundings.

£525,000

- PRESTIGIOUS COTON HOUSE ESTATE
- PRIVATE, PEACEFUL & SECLUDED SETTING
- EASY ACCESS TO A426 & M6 MOTORWAY
- FIVE-BEDROOM DETACHED EXECUTIVE HOME
- MULTIPLE RECEPTION ROOMS WITH BAY WINDOWS
- TWO BATHROOMS, WC & UTILITY (ONE ENSUITE)
- THREE-CAR DRIVEWAY & DETACHED GARAGE
- BEAUTIFULLY LANDSCAPED, PRIVATE REAR GARDEN





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

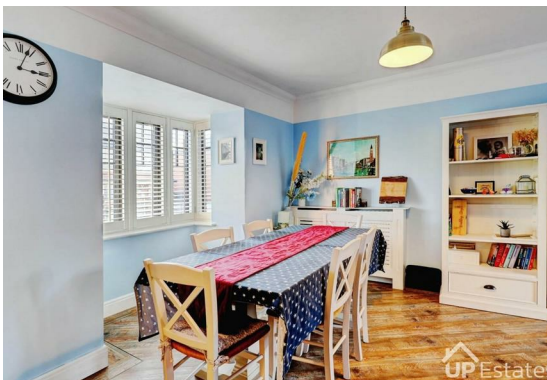
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Clinton Crescent, Rugby





Total Area: 140.9 m² ... 1517 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates