



EDWARD KNIGHT
ESTATE AGENTS

51 MOORS LANE, HOULTON, RUGBY, CV23 1BT

OFFERS OVER £362,500





PROPERTY SUMMARY

Occupying a prime position on the edge of rolling Warwickshire countryside, this exceptional three/four-bedroom, three-storey family home enjoys what can only be described as some of the finest views available within the highly sought-after Houlton development. With far-reaching vistas across open countryside and the picturesque Oxford Canal, the property offers a unique opportunity to enjoy a semi-rural outlook whilst benefiting from all the conveniences of modern living.

Constructed in 2023 by the highly regarded David Wilson Homes, this outstanding property is beautifully presented throughout and has been enhanced with a range of high-quality fixtures, fittings and tasteful decorative upgrades. Immaculately maintained by the current owners, the home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family life.

Designed with contemporary living in mind, the property boasts three generously proportioned bedrooms, all benefiting from an abundance of built-in storage space, alongside two stylish bathrooms and a convenient ground floor cloakroom. A dedicated ground floor study further enhances the flexibility of the layout and could be used as a fourth bedroom, home office, playroom or additional family space, depending on the buyer's needs.

A particular highlight of the home is the stunning first-floor living room, which is flooded with natural light and features a Juliet balcony perfectly positioned to capture the spectacular countryside and canal views, creating an idyllic setting in



which to relax and unwind.

At the heart of the property lies an impressive open-plan kitchen, dining and family room, thoughtfully designed to provide the ideal environment for both everyday living and entertaining. This sociable space seamlessly opens onto the rear garden, creating an effortless connection between indoor and outdoor living.

The rear garden is a truly outstanding feature of the property. Enjoying a desirable south-east facing aspect, it has been professionally designed and landscaped to an exceptionally high standard, offering a highly specialised outdoor space carefully crafted to maximise both aesthetics and functionality. The garden features a decked seating area, patio area and dedicated BBQ stand, making it an ideal setting for entertaining, relaxing and enjoying time with family and friends during the warmer months. There is also a hidden gated alleyway, providing useful additional storage and an ideal area for a shed, garden equipment or outdoor essentials.

Externally, the property benefits from off-road parking for two vehicles to the front, together with the advantage of additional communal visitor parking. Offering further reassurance to prospective purchasers, the home also benefits from the remainder of its NHBC warranty, with approximately seven years remaining, providing valuable peace of mind for the new owner.

Combining exceptional views, high-quality accommodation, a beautifully landscaped south-



east facing garden and an enviable location, this remarkable home represents a wonderful opportunity to acquire a unique and versatile property in Houlton.

LOCATION

The highly desirable Houlton development offers an exceptional lifestyle, perfectly combining modern convenience with an abundance of green open spaces and excellent connectivity. Ideally positioned for commuters, Houlton benefits from easy access to major road networks including the A428, A5, M1 and







M6, whilst Rugby railway station provides regular direct services to London Euston in under 50 minutes, making it an increasingly popular choice for professionals seeking the perfect balance between city access and countryside living.



The thriving community is exceptionally well-served by a range of high-quality amenities, including the renowned Tuning Fork restaurant and the state-of-the-art David Lloyd Health Club and Spa, which offers an extensive range of fitness facilities, luxury spa amenities and an outdoor swimming pool. Families are particularly drawn to the area thanks to its excellent educational provision, including St Gabriel's CofE Academy within Houlton itself, together with easy access to a number of Rugby's most highly regarded schools, including Ashlawn School, Rugby High School and Lawrence Sheriff School.

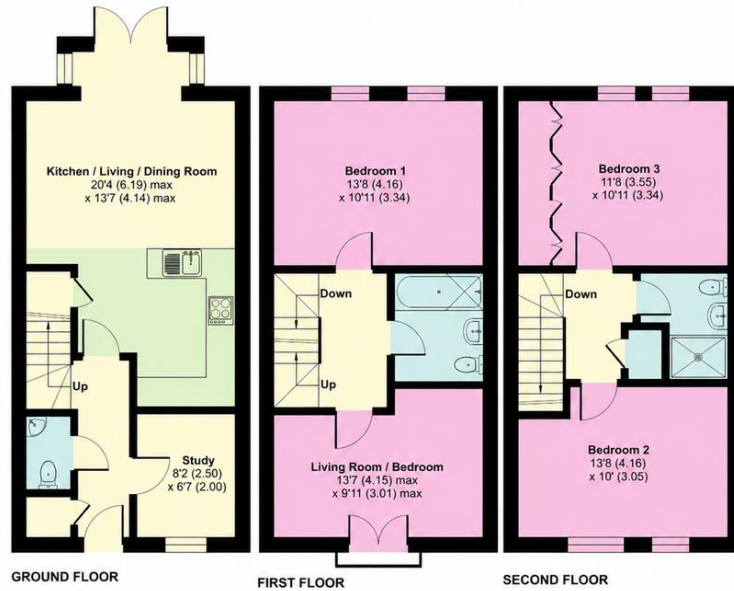


One of Houlton's most attractive features is its thoughtfully designed environment, where beautifully landscaped parks, tree-lined avenues and illuminated pedestrian pathways seamlessly connect the development to the surrounding countryside. Residents enjoy immediate access to the picturesque Oxford Canal Walk and Normandy Hill, providing wonderful opportunities for walking, running and cycling, while the extensive green spaces throughout the development create a welcoming and family-friendly atmosphere. Combining outstanding amenities, excellent schooling, superb transport links and an abundance of outdoor space, Houlton continues to establish itself as one of Rugby's most sought-after residential locations.

Moors Lane, Houlton, Rugby, CV23

Approximate Area = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1470020



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.