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Cox Crescent, Dunchurch  
Offers Over £695,000

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ESTATE AGENTS

# Cox Crescent, Dunchurch, Dunchurch

Nestled in the charming village of Dunchurch, Rugby, this impressive four-bedroom detached house on Cox Crescent offers a perfect blend of modern living and traditional elegance. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The heart of the home is undoubtedly the stunning feature kitchen, which boasts high-quality finishes and ample space for culinary creativity. This well-designed area is perfect for family gatherings and social occasions. Each of the four bedrooms is generously sized, providing comfortable retreats for all family members. The master suite is particularly noteworthy, featuring an en suite bathroom and a separate dressing room, ensuring a private sanctuary for relaxation.

With three bathrooms in total, this property caters to the needs of a busy household, offering convenience and privacy. The high-quality finish throughout the home reflects a commitment to excellence, making it a truly desirable residence. There is also a studio / Gym which is accessed off the rear garden.

Dunchurch is known for its picturesque surroundings and community spirit, making this property not just a house, but a place to call home. Whether you are looking for a family residence or a peaceful retreat, this exceptional property is sure to impress.

Don't miss the opportunity to make this beautiful house your own.

## Entrance Hall 18'0" x 11'1" (5.5 x 3.4)

Entered via door to a spacious hall. Feature oak and glazed staircase.

## Cloakroom

Low flush WC. Wasj hand basin.

## Office 12'3" x 10'7" (3.75 x 3.24)

Herringbone flooring with double glazed window to front. Radiator.

## Lounge 15'4 x 15 (4.67m x 4.57m)

Feature log burner with oak mantel above. Radiator. Frech doors to rear.

## Utility Room 6'8" x 10'2" (2.04 x 3.10)

An array of fitted units with inset sink. Eye level units above. Plumbing for an automatic washing machine and space for tumble dryer. Glazed door to rear.

## Kitchen / Dining Room 12'9" x 22'5" (3.89 x 6.85)

Step into an impressive kitchen where design and functionality meet in perfect harmony. Sleek and beautifully appointed, this contemporary culinary space is fully equipped with premium AEG appliances, including a steam oven, fan assisted oven, built in tall fridge and freezer and a state-of-the-art induction hob with ixttractor above. Flowing seamlessly from the kitchen, the timber-glazed dining area offers a stunning setting for entertaining and everyday living. Its vaulted ceiling and extensive glazing create a wonderful sense of space and light, framing picturesque views while connecting effortlessly to the garden beyond. An inspiring room where style, warmth, and craftsmanship combine to exceptional effect.

## Family Room 11'1 x 10'2 (3.38m x 3.10m )

Radiator. Glazed doors to rear.



## First Floor Landing

Feature window which floods light into hall and galleried landing. Oak and glazed balustrade. Doors to

## Bedroom One 14'6" x 10'6" (4.44 x 3.22)

Radiator. Window to front.

## En Suite 6'4" x 7'0" (1.95 x 2.15m)

Walk in shower with open glazed screen and fitted shower. Dual bowl sink with vanity unit under. Heated towel rail. Low flush WC. Window to front.

## Dressing Room 10'6" x 9'3" (3.21 x 2.83)

Built in adjoining wardrobes. Feature roll top gold stand alone bath with upright mixer tap. Herringbone flooring. Window to rear.

## Bedroom Two 12'0" x 10'7" (3.67 x 3.24)

Radiator. Window to front.

## En Suite 7'4" x 6'6" (2.25 x 2.0)

Low flush WC. Glazed shower with fitted electric shower. Vanity sink unit. Window to front.

## Bedroom Three 12'10" x 10'2" (3.93 x 3.11)

Radiator. Window to rear.

## Bedroom Four 11'2" x 10'2" (3.42 x 3.11)

Radiator. Window to rear.

## Bathroom 6'0" x 10'2" (1.84 x 3.11)

Four piece suite with walk in glazed shower enclosure with power shower. Bath with vanity unit with wash hand basin. Low flush WC. Tall ladder style heated towel rail. Herringbone flooring. Window to rear.

## Store Room 15'4 x 8'3 (4.67m x 2.51m)

Former garage with roller door. Power and light connected.

## Studio / Gym 15'1" x 6'7" (4.62 x 2.02)

Access from the garden. Glazed doors.

## Garden

large paved patio areas with an abundance of maturing hedging, shrubs and trees. Base for a hot tub. Apple tree. Private aspect to rear.

## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

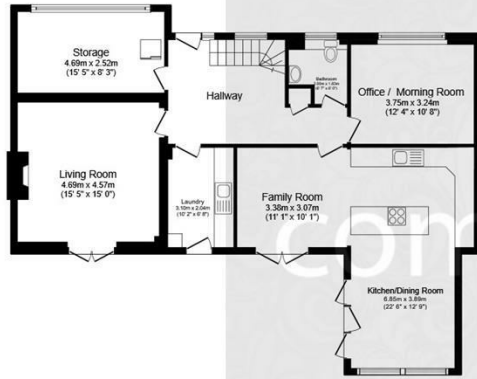
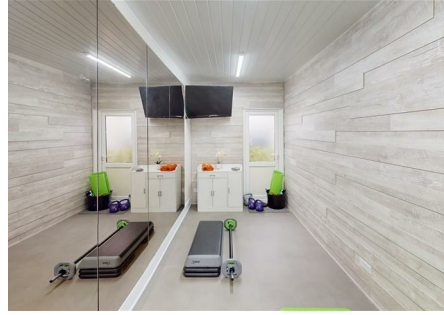
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

## Agents Note.

The current owners have remodelled and extended this traditional 1970s detached property to create a truly stunning contemporary family home finished to an exceptional specification. Thoughtfully redesigned throughout, it blends the character and generous proportions of its original build with high-quality modern styling, creating a perfect balance of comfort, practicality, and architectural flair. This beautifully transformed home now offers stylish open-plan living spaces, premium finishes, and a layout ideally suited to modern family life — a remarkable example of how design and craftsmanship can completely reimagine a classic property.

This property benefits from impressive energy efficiency features that significantly reduce running costs. The solar panel system, owned outright by the current vendor, provides an attractive financial incentive with 12 years remaining on the Feed-in Tariff (FIT) scheme, generating approximately £2,500 per annum — effectively covering the majority of household gas and electricity costs (excluding the hot tub). The home also features a Valiant boiler installed just three years ago, ensuring reliable and efficient heating performance throughout. A superb combination of comfort, sustainability, and long-term energy savings enhances the property's overall appeal.





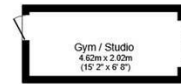
**Ground Floor**

Floor area 107.4 sq.m. (1,156 sq.ft.)



**First Floor**

Floor area 88.4 sq.m. (952 sq.ft.)



**Outbuilding**

Floor area 9.2 sq.m. (99 sq.ft.)



Total floor area: 205.1 sq.m. (2,208 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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