



4 Purefey Close  
Rugby | Warwickshire | CV23 0RN

# 4 PUREFEY CLOSE







# KEY FEATURES

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## Accommodation Summary

A Beautifully Appointed Executive Residence Within the Prestigious Coton House Country Estate

Tucked away in a peaceful corner of the highly sought-after Coton House Country Estate, this exceptional Cala Homes residence presents an outstanding opportunity to acquire a substantial family home extending to approximately 2,843 sq. ft. Combining elegant architecture with beautifully curated interiors, the property enjoys an enviable position surrounded by open countryside, whilst remaining within easy reach of Rugby's excellent schooling, amenities and transport connections.

Occupying a generous corner plot, this impressive home has been thoughtfully designed to offer both luxurious family living and effortless entertaining. Finished to an exceptional specification throughout, the accommodation is beautifully balanced, with light-filled living spaces, five generous double bedrooms, four contemporary bathrooms and meticulously landscaped gardens.

## Ground Floor

A composite entrance door opens into a magnificent reception hall where an impressive galleried landing immediately creates a wonderful sense of space and grandeur. Finished with attractive wood-effect flooring and benefitting from underfloor heating throughout the ground floor, the hallway sets the tone for the quality that continues throughout the home.

Elegant oak double doors open into the beautifully proportioned sitting room, a welcoming space enjoying views over the front aspect. This flows seamlessly into the formal dining room, where stylish wall panelling and full-width bi-fold doors create the perfect setting for entertaining, allowing the indoor and outdoor spaces to blend effortlessly.

The true heart of the home is the stunning open-plan kitchen, family and entertaining space. Bathed in natural light and enhanced by Sonos ceiling speakers, this exceptional room has been designed with modern family life in mind. A comfortable seating area enjoys further bi-fold doors opening directly onto the terrace, while the contemporary kitchen is fitted with an extensive range of sleek white high-gloss cabinetry complemented by luxurious Corian work surfaces and a host of intelligently designed storage solutions.

A substantial central island provides an ideal gathering place for family and guests alike, complete with a breakfast bar and integrated wine chiller. Siemens integrated appliances include an induction hob with extractor above, electric oven, combination microwave oven, warming drawer, dishwasher and full-height fridge/freezer. A separate utility room continues the same high-quality finish and offers additional storage together with space and plumbing for laundry appliances.











# SELLER INSIGHT



## A Home the Owners Have Loved

From the moment we first arrived, we knew this home was something rather special. The beautifully private approach, tucked away within an exclusive close of just six executive homes, immediately created a sense of arrival. Beyond that, the outlook across the historic moat, magnificent mature oak trees and open countryside gave the property an unmistakable feeling of peace and space. Its location was equally compelling, offering excellent connectivity to the M1 and M6, making journeys to London, Birmingham, Manchester and even Edinburgh remarkably straightforward. Having long admired Cala Homes' reputation for quality craftsmanship, together with the glowing recommendations from local residents, we felt completely confident purchasing the property off-plan.

One of the home's greatest pleasures is the abundance of natural light. Morning sunshine pours into the kitchen, dining and family room, creating a wonderfully uplifting start to each day, while the wraparound garden ensures every principal room enjoys an open, bright outlook throughout the seasons. The layout has proved exceptionally versatile, providing generous open-plan spaces for entertaining while also allowing quieter corners to retreat to when working or relaxing. Over the years, we have effortlessly adapted the accommodation to suit our lifestyle, creating two dedicated home offices and transforming part of the garage into a fully equipped gym and leisure retreat. The impressive vaulted principal bedroom provides a peaceful sanctuary, while the generous number of bathrooms makes hosting family and guests refreshingly easy.

Whilst the home was beautifully designed from the outset, we have carefully enhanced it to complement its original character. The garage has been plastered, decorated and fitted with rubber flooring, creating a welcoming gym while still retaining its practicality as a garage. Bespoke lighting and carefully considered decoration enhance both the striking staircase and the vaulted principal suite. Outside, Italian porcelain terraces, a stylish pergola, zoned lawns and raised planting beds have created elegant, low-maintenance gardens that can be enjoyed throughout the year. Modern living has also been enhanced with the installation of full-fibre broadband and comprehensive CCTV security.

Life here offers a wonderful balance between privacy and community. The development enjoys a peaceful atmosphere, with beautifully maintained communal grounds managed professionally and supported by the residents themselves. Our neighbours have always been warm, friendly and considerate, creating a genuine sense of belonging whilst respecting each other's privacy. Nearby Churchover hosts a variety of village events throughout the year, while Rugby offers excellent shopping, restaurants, leisure facilities and highly regarded schools, all within easy reach. There are also beautiful countryside walks directly from the doorstep, making it an ideal setting for both families and dog owners alike.

The house has been a fantastic place for entertaining. During the summer months, gatherings naturally spill from the kitchen and family room through the bi-fold doors onto the generous porcelain terrace, where large groups can comfortably enjoy barbecues and evening drinks. Integrated Sonos speakers provide the perfect soundtrack for relaxed afternoons or lively celebrations. Christmas has always been particularly memorable, as the flowing layout allows whoever is cooking to remain at the heart of the festivities, making it easy to host our extended families without ever feeling separated from the occasion. Its central location has allowed us to enjoy the very best of both town and country living. We regularly visit local farm shops for breakfast, enjoy the restaurants and leisure facilities in Rugby, and appreciate being less than an hour from London by train. Equally, weekends exploring the Cotswolds, the Peak District, Warwick Castle, Blenheim Palace or enjoying the excitement of Silverstone have all

been effortlessly accessible. Returning home each day to the tranquil setting overlooking Coton House's historic landscape has always been something we have truly appreciated.

The flexibility of the accommodation has supported every stage of our lives. During the pandemic, the property comfortably accommodated full-time home working, and today it continues to work perfectly for hybrid working arrangements. The dedicated offices, home gym and generous entertaining spaces have adapted seamlessly as our needs have evolved. It has also been wonderfully suited to visiting family, young grandchildren, overnight guests and our dogs, whilst the position of the principal bedroom above the garage creates a remarkably peaceful retreat, even when socialising continues elsewhere in the house.

Throughout the day, the movement of natural light brings a constantly changing atmosphere to the home. Sunlight first fills the kitchen, dining and family areas before gradually illuminating the hallway, feature staircase and mezzanine landing later in the day. During the summer months the property feels exceptionally bright and airy, while the expansive glazing ensures it remains warm, welcoming and light-filled throughout the winter. Bedroom Four has become an artist's studio, chosen specifically to make the most of its outstanding natural light.

The gardens have undoubtedly been one of our favourite features. Exceptionally private, they enjoy uninterrupted views towards mature woodland, open countryside and magnificent oak trees rather than neighbouring homes. The generous lawns provide ample space for children, pets and outdoor games, whilst remaining intentionally easy to maintain. We have spent countless hours watching our dogs run and relax in the sunshine. Whether enjoying a morning coffee beside the bi-fold doors or an evening drink in the secluded seating area at the far end of the garden, there is always a perfect place to enjoy the outdoors.

One of the unexpected pleasures has been discovering just how much wildlife surrounds the property. The mature oak trees attract an impressive variety of birds, and it has become something of a hobby identifying the different species whilst relaxing in the garden. Another pleasant surprise has been the practicality of the impressive double front doors, which have made moving furniture, carpets and larger pieces into the home remarkably straightforward.

The garden itself was completed in 2025 and carefully designed to follow the movement of the sun, creating distinct areas for entertaining, relaxing and growing produce. The elegant, contemporary kitchen remains as timeless today as when it was first installed, while the partially converted garage continues to offer exceptional flexibility, functioning equally well as secure parking, a gym or additional leisure space.

Above all else, this home perfectly reflects the way we wanted to live. It offers comfort, flexibility, security and a wonderful environment for bringing family and friends together. The six-car driveway has made entertaining effortless, dedicated workspaces have supported modern working patterns, and the air-source heat pump with underfloor heating provides efficient, comfortable warmth throughout the year. The secure setting has always given us complete peace of mind whenever we travel.

For whoever is fortunate enough to become the next custodian of this exceptional home, our advice would simply be to enjoy everything it offers before making any changes. Find your favourite spot with a morning coffee, open the doors and listen to the birdsong drifting through the garden. Embrace the flexibility of the accommodation, entertain often, and allow the home to evolve naturally around your lifestyle. We are certain it will reward you just as generously as it has rewarded us.







# KEY FEATURES

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## First Floor

The impressive galleried landing is flooded with natural light from a large feature picture window, creating a bright and welcoming first-floor space from which all bedrooms are accessed.

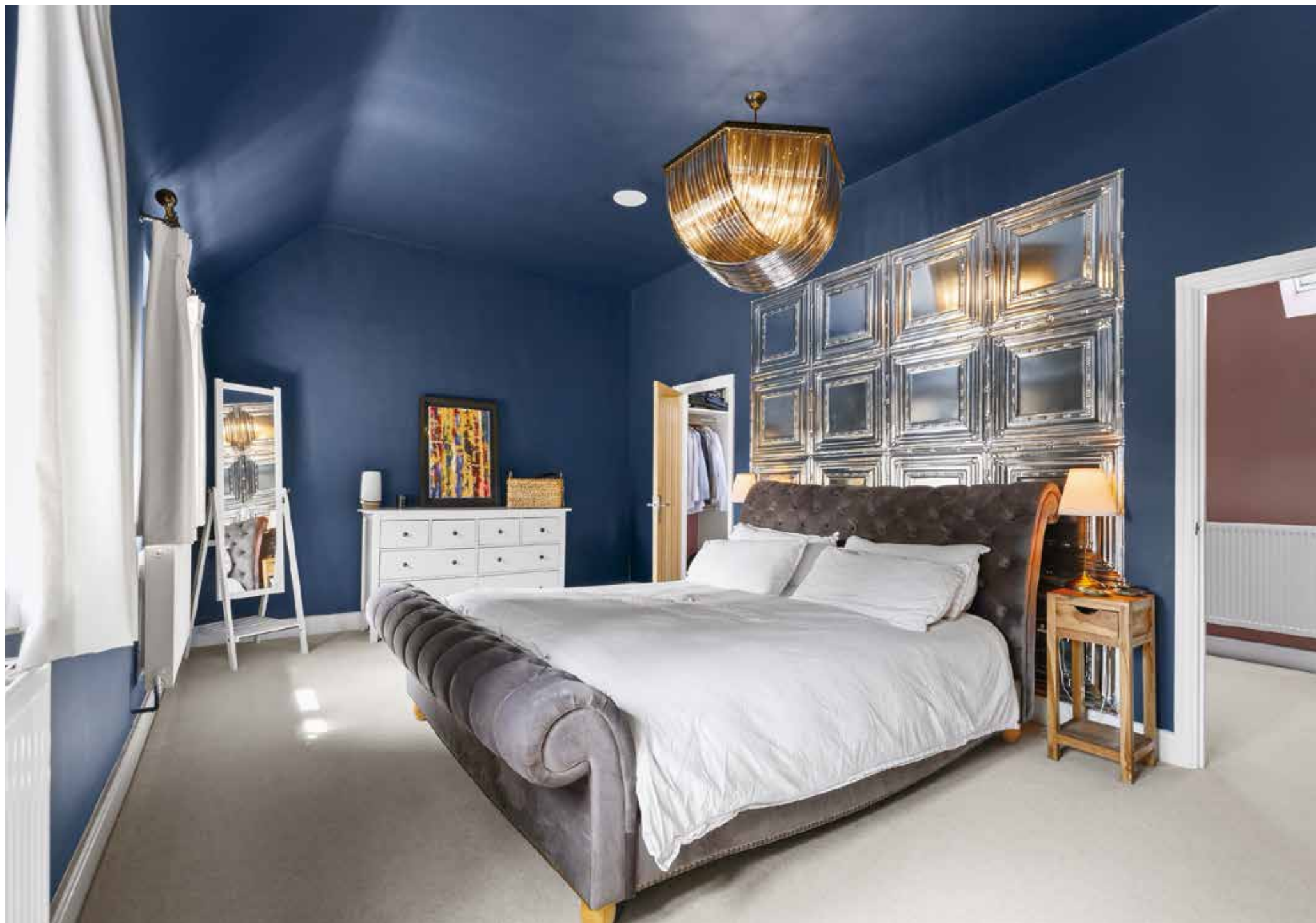
The principal suite is a luxurious private retreat, enjoying pleasant views over the front aspect and enhanced by integrated Sonos ceiling speakers. A superb 'his and hers' walk-through dressing room, fitted with bespoke wardrobes, shelving and hanging space beneath Velux windows, leads through to the beautifully appointed en-suite bathroom. Finished to an exceptional standard, it features a bath, separate shower enclosure, wall-mounted vanity basin, concealed cistern WC, chrome heated towel rail and elegant ceramic tiling.

Bedroom two enjoys views over the rear garden and benefits from fitted wardrobes together with access to a stylish Jack and Jill shower room, shared with bedroom four. Finished with contemporary ceramics, a rainfall shower, concealed cistern WC and modern vanity basin, it provides excellent flexibility for family living.

Three further generously proportioned double bedrooms are served by an equally impressive family shower room, complete with automatic lighting, rainfall shower, wall-mounted wash basin, concealed cistern WC and high-quality ceramic tiling, ensuring every member of the household enjoys beautifully appointed accommodation.



















# KEY FEATURES

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## Outside

The property is approached via an attractive block-paved driveway providing ample parking for several vehicles and leading to the detached double garage, fitted with electrically operated doors. The garage is currently configured as a well-equipped home gym, offering excellent versatility while retaining its practical storage and parking potential.

The front garden has been thoughtfully landscaped for ease of maintenance with sleeper-edged planting and attractive bark borders, while a porcelain-tiled pathway leads to the front entrance.

To the rear, the gardens have been beautifully designed to create a series of stylish outdoor living spaces. Large porcelain terraces, featuring elegant grey and decorative Italian tiles, extend across the rear and side of the property, providing the perfect setting for al fresco dining and summer entertaining. Beyond, the generous lawn is framed by sleeper-edged borders and raised planting beds, while a charming timber pergola and additional seating terrace offer peaceful spaces to relax and enjoy the surroundings.

Occupying one of the estate's most desirable corner plots, the gardens provide an exceptional level of privacy, making this an outstanding home for both family life and entertaining throughout the seasons.















# LOCATION

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Steeped in history yet perfectly equipped for modern living, Rugby is one of Warwickshire's most desirable market towns. Best known as the birthplace of the game of rugby and home to the prestigious Rugby School, the town offers an enviable blend of heritage, excellent amenities and outstanding connectivity. The vibrant town centre features an excellent mix of independent boutiques, popular high street retailers, cafés, restaurants and traditional pubs, creating a welcoming atmosphere throughout the year. For those who enjoy the outdoors, Rugby is surrounded by beautiful green spaces, including the picturesque Caldecott Park, the tranquil waters of Draycote Water and the magnificent parkland of Coombe Abbey Country Park, all providing wonderful opportunities for walking, cycling and family days out.

Families are particularly well served, with an excellent selection of highly regarded state, grammar and independent schools, making the area a popular choice for buyers seeking outstanding educational opportunities.

Commuters will appreciate Rugby's exceptional transport links. The town enjoys direct access to the M1, M6, M45 and A14, while Rugby railway station offers frequent high-speed services to London Euston in around 50 minutes, together with convenient connections to Birmingham, Leicester and beyond.

Positioned on the northern edge of the town, this location enjoys the best of both worlds. Surrounded by open countryside and close to the peaceful banks of the River Avon, it offers a wonderfully relaxed setting without compromising on convenience. Everyday amenities, supermarkets and a modern retail park are all within easy reach, while the rolling Warwickshire countryside provides an idyllic backdrop for country walks and outdoor pursuits.

At the very heart of England, Warwickshire is a county celebrated for its rich history, charming market towns and picturesque landscapes. As the birthplace of William Shakespeare, it boasts some of the country's most treasured destinations, including Stratford-upon-Avon, Warwick, Royal Leamington Spa, Kenilworth and Henley-in-Arden. Combining historic character, beautiful countryside and excellent connectivity, Warwickshire continues to be one of the Midlands' most sought-after places to live.







# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Air source heat pump.

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4+ cars. 1 electric vehicle (EV) charging point.

Special Notes – The property is subject to restrictive covenants, rights, and easements. The property is part of a managed estate and there is an annual management fee of £1,100.00 for maintenance and management of communal areas and services. The property benefits from a new build warranty valid from June 2019. Please contact the agent for more information.

Total Internal Floor Area – 2,843 sq ft

Directions

What Three Words: ///shows.risk.visa

Postcode: CV23 0RN

## Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours

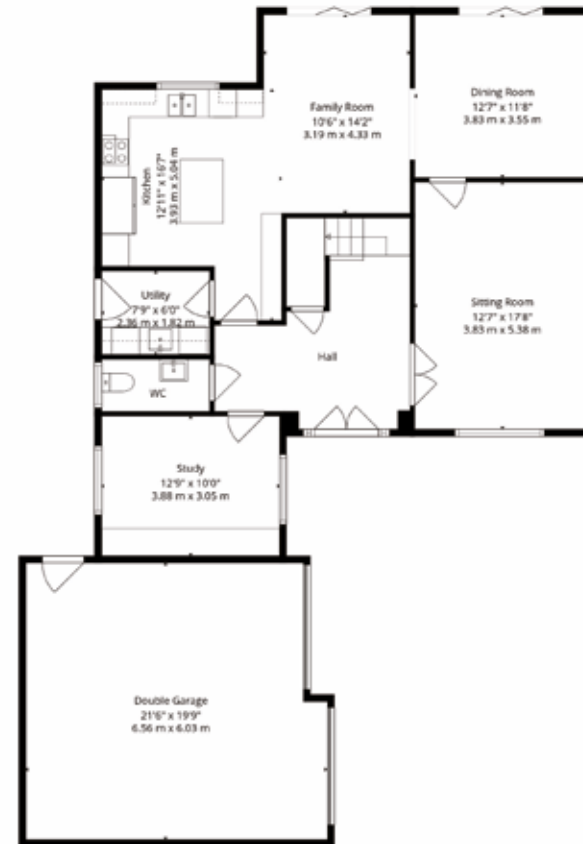
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only







Ground Floor



1st Floor

**Total: 2843 sq. Ft, 264 m<sup>2</sup>**  
 Ground Floor: 1452 sq. Ft, 135 M<sup>2</sup>, 1st Floor: 1391 sq. Ft, 129 m<sup>2</sup>  
 Excluded Areas: Utility: 46 sq. Ft, 4 M<sup>2</sup>, Open To Below: 39 sq. Ft, 4 M<sup>2</sup>, Walls: 199 sq. Ft, 19 m<sup>2</sup>

Floor Plan Created By Hargreave & Reed. Measurements Deemed Highly Reliable But Not Guaranteed



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 01.07.2026









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**GRAHAM LEE**  
PARTNER AGENT

Fine & Country  
07773 372667  
graham.lee@fineandcountry.com

With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

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*“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.*

*Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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