



4 Purefey Close, Coton House Country Estate, Rugby, Warwickshire, CV23 0RN

HOWKINS &
HARRISON



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Coton House Country Estate,
Rugby, Warwickshire, CV23 0RN

Offers in Excess of: £875,000

Nestled in a quiet corner of the exclusive Coton House Country Estate in Rugby, this stunning family home, built by Cala Homes, offers an impressive 2885 square feet of luxurious living space across two well-designed floors.

Surrounded by picturesque countryside, this executive home offers a tranquil setting while still being conveniently located for local amenities and transport links.

As you enter, you will be greeted by a beautifully presented interior that reflects a high specification finish throughout. The heart of the home is undoubtedly the open plan kitchen/family room, which provides a warm and inviting space for both everyday living and entertaining. With five spacious bedrooms and four modern bathrooms, this property is perfect for families seeking both comfort and style.

Occupying a generous corner plot, this stunning home boasts a generous garden, ideal for outdoor dining and entertaining. Additionally, there is a double garage and ample parking space for several vehicles.



Features

- Kitchen/dining/family room
- Five double bedrooms
- Principal bedroom with spacious walk-in dressing room and en-suite
- Family bathroom and three en-suite bathrooms
- Minstrels' gallery over the entrance hall
- Study
- High specification
- Sonos sound system to the kitchen and principal bedroom
- Underfloor heating to the ground floor
- Spacious landing
- Bi fold doors to the rear
- Generous rear and side garden
- Porcelain garden tiles imported from Italy
- Two garages with electrically operated doors
- Block paved driveway with parking for several vehicles
- EV charger
- Alarm and CCTV
- Air source heat pump



Ground Floor

Enter the property via a composite front door into an impressive and spacious entrance hall, featuring wood-effect flooring and a striking Minstrels' gallery above. Stairs rise to the first floor, while attractive oak doors provide access to a useful storage cupboard and the ground floor accommodation, which benefits from underfloor heating throughout. Oak double doors lead into the living room, overlooking the front aspect and providing access through to the dining room. The dining room features stylish wall panelling and bi-fold doors opening out to the rear garden, creating an excellent space for entertaining. The dining area flows seamlessly into the impressive open-plan kitchen/family room, complete with Sonos ceiling speakers and a comfortable seating area, also with bi-fold doors to the garden. The contemporary kitchen is fitted with a wide range of white high-gloss wall and base units with Corian work surfaces, incorporating cutlery and pan drawers, cupboards and clever storage solutions. A central island with seated breakfast bar and wine chiller provides a sociable focal point. Integrated appliances include a fridge/freezer, Siemens combination microwave oven, electric oven, warming drawer, induction hob with extractor above and dishwasher. A separate utility room is accessed from the kitchen and is fitted with additional high-gloss wall and base cabinets, with space and plumbing for a washing machine and tumble dryer.





First Floor

The first-floor landing is spacious and bright, featuring an attractive Minstrels' gallery and a large picture window that floods the area with natural light. Oak doors lead to five bedrooms and the family bathroom. The generously proportioned principal bedroom enjoys views over the front aspect and is enhanced by Sonos ceiling speakers and an impressive 'his and hers' walk-in dressing room. Thoughtfully designed, the dressing room can be accessed from either end via two oak doors and is fitted with Velux windows, and bespoke fitted furniture provides storage through cupboards, shelving and hanging rails. The principal bedroom also benefits from a large, well-appointed en-suite bathroom, finished to a high standard with ceramic tiled flooring, a chrome heated towel rail, WC with concealed wall-mounted flush, wall-mounted wash hand basin, bath with handheld shower attachment, and a separate shower enclosure, complemented with stylish tiling to the water sensitive areas. The family bathroom is equally well presented and features automatic lighting on entry, ceramic tiling and a contemporary suite comprising of a shower enclosure with sliding doors and rainfall shower, wall-mounted wash hand basin, WC with concealed flush and a chrome heated towel rail. Bedroom two overlooks the rear garden and benefits from fitted cupboards as well as access to a modern 'Jack and Jill' bathroom shared with bedroom four. This bathroom is fitted with ceramic tiled flooring, a shower enclosure with rainfall shower, wall-mounted wash hand basin, WC with concealed flush, chrome heated towel rail and attractive mosaic tiling to the splashback areas.





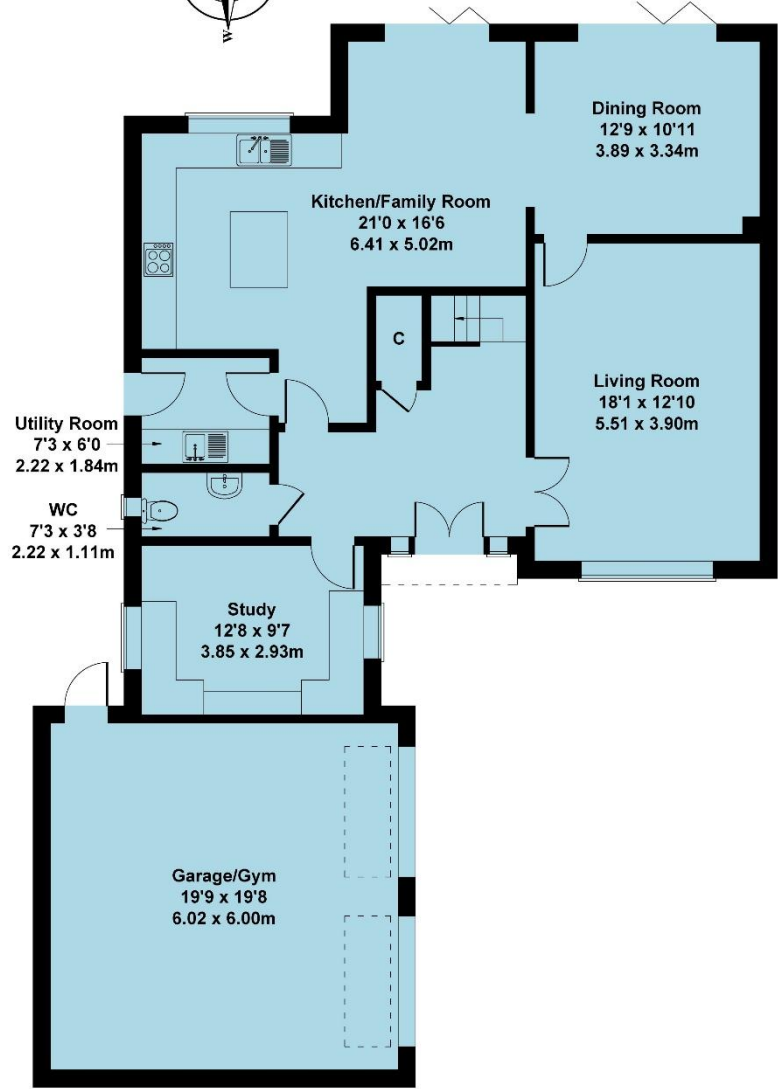
Outside

The property is approached via a block-paved driveway, offering ample parking for several vehicles and leading to a double garage with two electrically operated doors. A feature of the double garage is that it is currently provisioned as a gym, providing an ideal space for maintaining your fitness regime at home. The front garden has been thoughtfully designed for low maintenance, featuring sleeper-edged planted borders and bark chippings, while a porcelain-tiled pathway leads to the front door. A side gate provides access to a substantial rear garden, which has been beautifully landscaped for both style and functionality. The patio is finished with elegant grey and patterned porcelain tiles imported from Italy, extending across the rear and around the side of the property. The garden is predominantly laid to lawn with sleeper-edged borders and raised beds, complemented by a wooden pergola and an additional patio area, creating an ideal space for outdoor entertaining and relaxation.

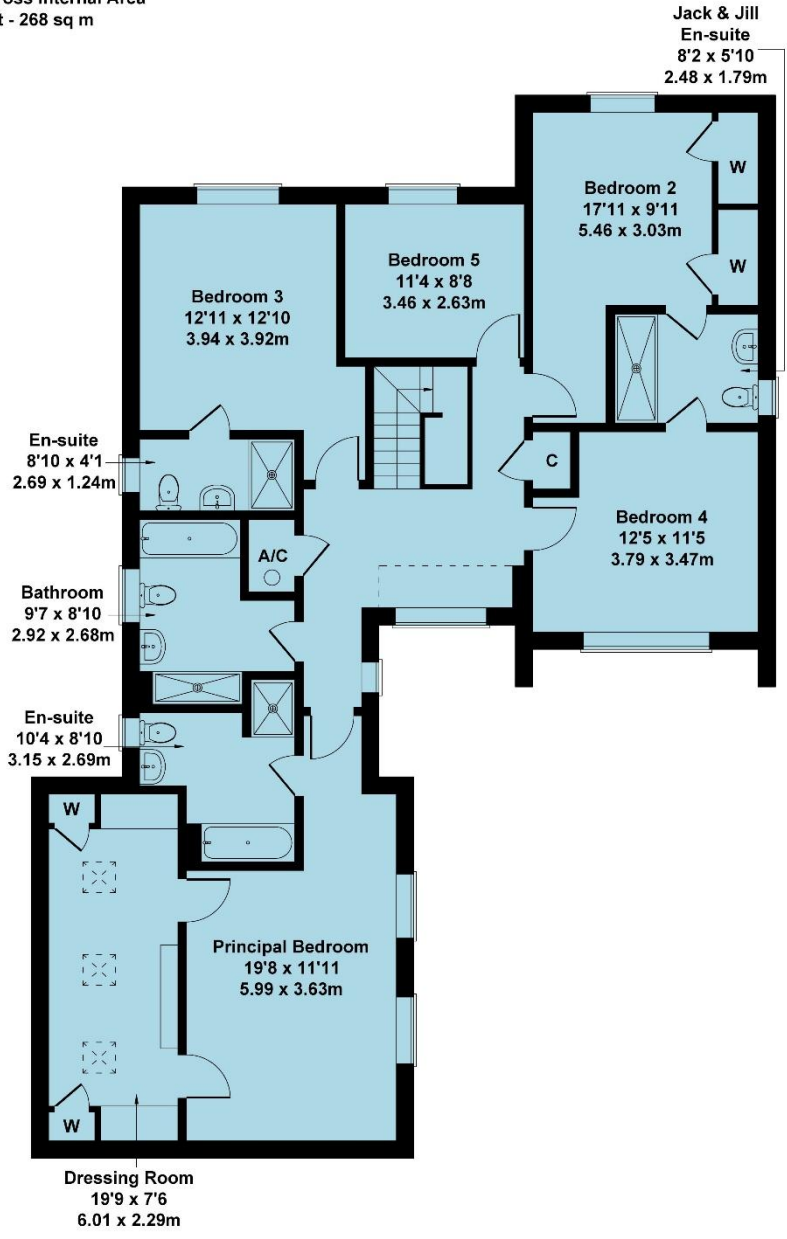


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Approximate Gross Internal Area
2885 sq ft - 268 sq m



GROUND FLOOR



FIRST FLOOR

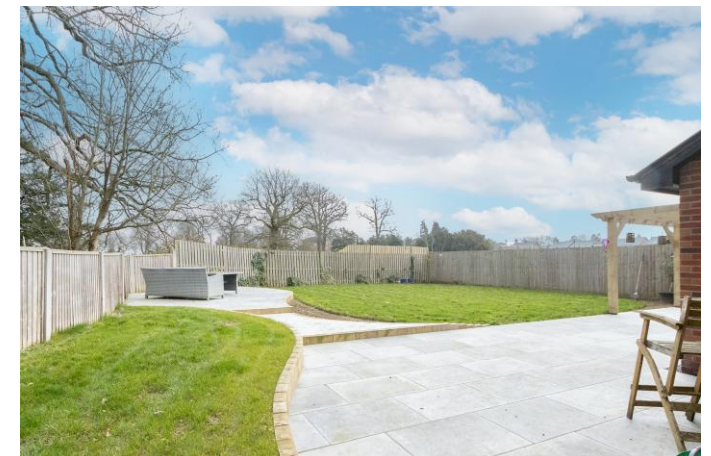
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Location

The property is located within the walled grounds of the Coton House Country Estate, an exclusive residential development on the outskirts of Rugby, set within extensive historic parkland. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes' drive away and offers a regular high speed rail link to London Euston in under 50 minutes as well as regular services to Birmingham, Leicester and further afield. Rugby is the second largest market town in Warwickshire and offers a good selection of amenities, including Elliots Field and Junction One Retail Park and a range of independent retail outlets, restaurants, public houses and leisure facilities within the town centre. In the other direction Lutterworth offers a further selection of shops and amenities. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and the world renowned Rugby School.



Don't miss the opportunity to view this exceptional residence that combines modern living with the charm of its beautiful surroundings.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band - G.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	86
(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	
www.epc4u.com			



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