



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Guide Price

£950,000

Located in

Rugby





Kings Newnham View

Rugby | CV23 9FA



Stunning Eco-Friendly 4-Bedroom Detached Home with Exceptional Design & Features

Welcome to High Meadow in King's Newnham View, this beautifully presented, and energy-efficient four-bedroom detached home within a small private development on the edge of Church Lawford, first occupied in 2016 and meticulously maintained by the original owners. Combining cutting-edge eco credentials with premium interior finishes, this residence offers both comfort and sustainability in equal measure.

Marketed originally as an "Eco Home," it benefits from a Mitsubishi Ecodan air source heat pump, underfloor heating throughout the ground floor, double-glazed UPVC windows, and integrated roof-mounted solar panels (eight on each elevation), all designed to minimize your carbon footprint and energy bills.

Kitchen / Dining Area:

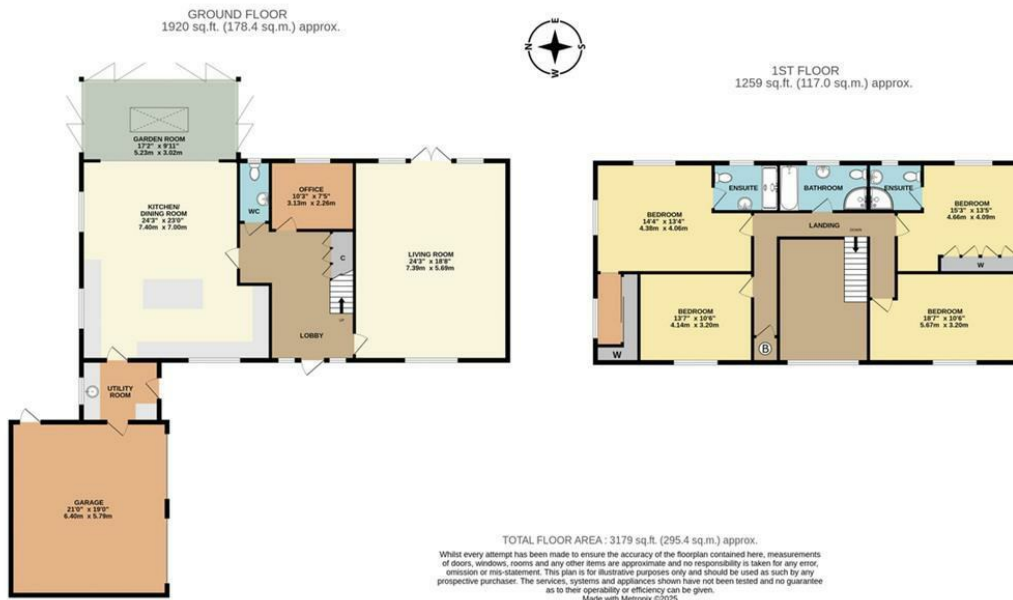
The heart of the home is a spectacular kitchen/dining space featuring Burbidge contemporary painted timber cabinetry, luxurious quartz work surfaces, and a host of top-tier Neff appliances, including an induction hob with downdraft extractor, combination microwave oven, warming drawer, and integrated fridge, freezers, and dishwasher. The space is enhanced with thoughtful details like a pop-up power socket in the island, Belfast Villeroy & Boch double butler sink, integrated larder cupboard that has oak drawers and shelves with PIR sensing LED lights and designer lighting across three zones. Ceramic flooring runs seamlessly through the hallway, utility, cloakroom, and garden room.

Kings Newnham View

£950,000 Freehold



- Eco-Conscious Living
- Designer Kitchen
- Extensive Gardens
- Double Garage
- En-Suite Bathroom
- Elegant Living Spaces
- Grand Entrance Hall
- Meadow
- 4 Bedrooms



Council Tax Band

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	92	
(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	

Number Three Siskin Drive
Coventry
CV3 4FJ

HR ESTATE AGENTS