



13 Warre Close  
Rugby | Warwickshire | CV23 0FU

 FINE & COUNTRY

# 13 WARRE CLOSE





# KEY FEATURES

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## **A Refined Country Property with Effortless City Connections**

Tucked away within the historic walled gardens of the Coton House Estate, 13 Warre Close is a home of rare poise and presence. Framed by open green space to the front and countryside views from upstairs to the rear it offers a rural retreat while remaining effortlessly connected to London and the Midlands beyond.

Built in 2016 by Cala Homes to an exceptional standard this distinguished detached residence stands among the signature homes of the development thoughtfully designed, beautifully finished and perfectly suited to modern family life.

Here mornings begin with sunlight drifting across neighbouring fields and evenings end with enchanting sun sets and garden views all just minutes from Rugby station where London Euston lies under an hour away.

## **A Home Designed to Be Lived In**

From the moment you step inside the sense of space is immediate. High ceilings, elegant proportions and a seamless flow between rooms create an atmosphere that feels both refined and welcoming.

The entrance hall finished with quality flooring sets the tone, light filled and generous with oak doors opening to a collection of spaces designed for every rhythm of life.

A front facing study offers a calm place to work overlooking the green at the heart of the close while the formal dining room provides a beautiful setting for long lunches, celebrations and family gatherings.

At the rear of the house the sitting room opens onto the garden where glazed doors invite the outdoors in and evenings are spent gathered together around the beautiful feature fireplace.

## **The Heart of the Home**

The kitchen, dining and living space is where this home truly comes alive.

Finished in sleek white gloss cabinetry with granite worktops and a generous island the kitchen is as elegant as it is practical. Fully integrated appliances including twin ovens wine chiller and induction hob make both everyday cooking and entertaining effortless.

This expansive L shaped space flows naturally from cooking to dining to relaxed seating all warmed by underfloor heating and bathed in natural light. Doors open directly onto the terrace creating a seamless connection between house and garden perfect for summer evenings, weekend brunches and gatherings that drift outdoors.

A discreet utility room and cloakroom complete the ground floor ensuring practicality never intrudes on style.







# SELLER INSIGHT

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“ We still remember the first time we drove along the tree-lined avenue that leads into the estate. It was breathtaking. In spring, the daffodils create a golden carpet beneath the trees and in summer, their full green canopy forms a delicate, dappled tunnel overhead. Autumn brings rich hues of amber, rust and gold, and in winter the branches sparkle with frost, while snowdrops and crocuses quietly announce the new year. It is beautiful in every season and it was the perfect welcome.

When we first saw the house itself, we were instantly drawn to its elegant bay windows and its position, tucked neatly into the corner of a peaceful, private square. The generous driveway, the charming rear walled garden and the little pathway leading out to the surrounding fields only added to its appeal. But it was stepping inside that truly sealed it for us.

The kitchen/dining/family room took our breath away. It remains the heart of our home, a wonderfully sociable, flexible space where we can chat at the island while preparing meals, gather around the dining table for celebrations, or simply unwind together in the seating area. It has hosted countless conversations, laughter-filled evenings and quiet mornings with coffee, and we still love it as much as we did on that first viewing.

The sitting room offers a different kind of comfort, spacious yet wonderfully cosy, centred around a marble fireplace with a remote-control fire. In warmer months, we open the doors, layer the outdoor seating with cushions and blankets, and blur the line between house and garden. It feels expansive yet intimate all at once.

Upstairs, each bedroom has its own character, and with three enjoying en suite facilities, guests are always comfortable. Over the years, family and friends have stayed frequently, and the house has effortlessly adapted to welcome them all.

The flow of the home is something we've always appreciated, from the generous hallway and central staircase to the seamless connection between the living spaces and the garden. Whether moving from the family room outside on a summer's day or retreating upstairs, it is simply a comfortable, welcoming place to be.

We have thoughtfully enhanced the property during our time here, with bespoke fitted furniture in the office, wardrobes in the dressing room, a marble fireplace, upgraded lighting,

landscaped gardens by Gary Cefai, and even a hot tub with gazebo. Each addition has been made to complement the house and enhance how we live in it.

The garden itself feels like an extension of the home. It is peaceful, beautifully landscaped yet easy to maintain, with several permanent seating areas that allow you to enjoy different aspects of the space throughout the day. In summer, it becomes an outdoor living room, perfect for barbecues, al fresco dinners and relaxed afternoons. Wildlife is a constant delight, squirrels dart through the trees, green woodpeckers hop from branch to branch, and sheep graze in the nearby fields, much to our grandson's joy.

This house has supported every stage of our lives here. With ample space for home working, fitness equipment, family gatherings and everyday routines, it has never once felt cramped. Christmas dinners for extended family have become a cherished tradition, and the house has been filled with visitors celebrating weddings, concerts and special milestones. It holds more happy memories than we could ever count.

The sense of community here is equally special. Our neighbours are warm and welcoming, and the residents' WhatsApp group keeps everyone connected, whether sharing recommendations, organising events or simply offering support. We often attend gatherings at Churchover village hall, from quiz nights to craft fairs, and over the years we've formed lasting friendships.

Location-wise, it's wonderfully convenient. We are close to Junction 1 of the M6 and within easy reach of the M1, with excellent retail parks, gyms, farm shops and restaurants nearby. Whether it's a quick trip to Waitrose in Lutterworth, a visit to Joseph Morris butchers, or dinner in Leamington, Warwick or Kenilworth, everything is accessible, yet home remains peaceful and tucked away.

If we could pick this house up and move it brick by brick to our next chapter, we truly would. It has been a very happy home.

To whoever comes next, we would say: enjoy the space, savour the quiet moments in the garden, relax in the hot tub, light the barbecue, perhaps even add a pizza oven, and listen to the birds at dawn. Cook wonderful meals in the kitchen and fill the rooms with laughter. We are certain it will bring as much happiness to its new owners as it has to us.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Private Spaces Above

Upstairs a galleried landing draws in light from a sash style window and leads to five beautifully proportioned double bedrooms.

The principal suite is a true retreat. Overlooking open farmland beyond the estate walls it offers a peaceful bedroom, a dedicated dressing room and a luxuriously appointed en suite bathroom finished with quality tiling and fittings including a rainfall shower and elegant bath.

A guest suite with its own en suite shower room ensures visitors enjoy privacy and comfort while three further double bedrooms offer flexibility for family life, guests or creative spaces. One enjoys direct access to the family bathroom while another looks out across rolling fields, a constant reminder of the home's unique setting.

The family bathroom fitted with a four-piece suite completes the accommodation with understated elegance.













### Gardens Framed by History and Countryside

To the front the house looks onto a central green lending a sense of openness and community rarely found in modern developments. A landscaped fore garden and cast iron fencing lead to the front door, while a block paved driveway provides parking for multiple vehicles and access to the detached double garage.

The rear garden is set within the original Coton House Estate wall. It offers shaped lawns, well established borders and a wide terrace ideal for outdoor dining. Cleverly designed seating structures provide an array of relaxing areas within this secluded garden and the perfect place to enjoy a summers day.







# LOCATION

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## **Perfectly Placed**

Rugby blends history, culture and convenience. From independent cafés and restaurants to green open spaces such as Caldecott Park, and nearby Coombe Abbey and Draycote Water, the town offers a rich and varied lifestyle.

For commuters, Rugby station offers direct services to London Euston in under 50 minutes, while the M1, M6, A5, A14, and M40 are all easily accessible, placing Birmingham, Coventry, Northampton, Oxford and Milton Keynes within practical reach.

Situated on the northern edge of town, Warre Close enjoys the best of both worlds, semi-rural surroundings with everyday amenities close at hand.

## **Education**

The area is served by an excellent selection of state and private schools, including:

Bilton Grange Prep, Rugby School, Crescent School, Lawrence Sheriff Grammar, Rugby High School & Princethorpe College.





# INFORMATION

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## Services, Utilities & Property Information

Tenure – Managed 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 – Communal sewage treatment plant

Heating – Air source heat pump

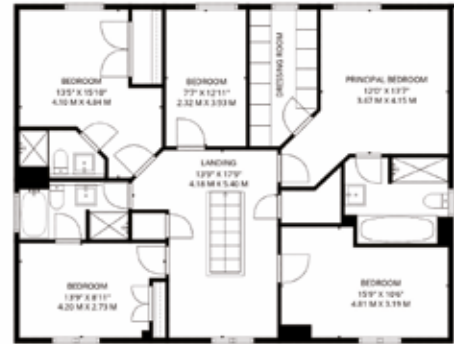
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 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.

**Special Notes** - The property is subject to restrictive covenants, rights and easements. The property benefits from a new build warranty valid until December 2026. A claim was previously made in respect of drainage realignment and remedial works have since been completed. The property forms part of a managed estate overseen by a management company and is subject to an annual management charge of approximately £1,100 for the maintenance and management of communal areas and services. The property is connected to a communal sewage treatment plant serving the development with maintenance and running costs covered within the annual management charge. Please contact the agent for more information.

**Directions** - Postcode: CV23 0FU



FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 2701 sq ft, 251 m2  
GARAGE: 390 sq ft, 36 m2

**OVERALL TOTALS: 3091 sq ft, 287 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 03.03.2026





# FINE & COUNTRY

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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*



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## LIZ & NICOLA

### PARTNER AGENTS

Fine & Country Rugby  
Liz: 07811 121363 | Nicola: 07976 453573  
email: [lizandnicola@fineandcountry.com](mailto:lizandnicola@fineandcountry.com)

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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)

Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | rugby@fineandcountry.com

