



Richmond House, Coton House Country Estate Dixwell Way, Rugby,  
Warwickshire, CV23 0FZ

HOWKINS &  
HARRISON

Richmond House, Coton House  
Country Estate, Dixwell Way,  
Rugby, Warwickshire, CV23 0FZ

Guide Price: £560,000

This beautifully presented, four bedroom detached property is situated within the exclusive Coton House Country Estate and is finished to a very high standard. The property benefits from an impressive open plan kitchen/living/dining room, detached double garage and off-road parking for several vehicles. Built by Cala Homes in 2017 the home benefits from 2 years remaining of an NHBC warranty and is ideally situated for the commuter, with easy access to major road networks and Rugby Train Station.

Features

- Situated on the exclusive Coton House Country Estate
- Open plan kitchen/living/dining room
- Siemens appliances
- Four bedrooms
- Master with en-suite shower room
- Air source heat pump and Daiken boiler
- Downstairs cloakroom
- Utility room
- Enclosed rear garden
- Detached double garage
- Off road parking for numerous vehicles
- Ideally situated for the commuter
- Approximately two years of the NHBC guarantee remaining



## 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.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property opens into a welcoming entrance hall which has Porcelanosa tiling to the floor and doors leading to the ground floor living accommodation, a useful understairs storage cupboard and the downstairs cloakroom, which is fitted with a pedestal wash hand basin and a back to wall wc with wall mounted flush. From the hallway, double doors open into the sitting room which has triple aspect windows to both the front and side elevations, affording plenty of natural light. The impressive open plan kitchen/living/dining space has a continuation of the Porcelanosa tiling from the hallway and comprises of a range of contemporary, high gloss base and eyelevel units, incorporating numerous cupboards and drawers, with stainless steel handles, complementary Unistone quartz worksurfaces over and a stainless steel inset sink. There is an integrated fridge, freezer and dishwasher and a range of fitted Siemens appliances which include an electric oven, built-in microwave, combination grill and a four ring induction hob with extractor hood over. The area is flooded with natural light owing to the dual aspect windows to both the front and side elevations and double doors which open onto the patio to the rear. Off the kitchen area a door leads to the utility room where there are further fitted units, one of which houses the Daiken central heating boiler (which works in conjunction with the air source heat pump), and space with plumbing for a washing machine. A door from the utility room provides access to the outside.





## First Floor

The landing has doors leading to the four bedrooms, family bathroom and airing cupboard along with access to the loft. The spacious master bedroom is located to the rear of the property and has a window to the side elevation which overlooks the rear garden. The master bedroom, with attractive feature panelled wall, benefits from built-in wardrobes and its own en-suite shower room, which is fitted with a pedestal wash handbasin, wc, chrome heated towel rail and a shower enclosure. Bedroom two is also a generously sized double bedroom and benefits from built-in wardrobes and a window to the side elevation. Bedrooms three and four enjoy views over the park land and are located to the front aspect, with bedroom four benefitting from built-in wardrobes. Bedroom three is considered to be a small double bedroom/large single bedroom. The family bathroom is fitted with a modern white suite comprising of a wall mounted wash hand basin, back to wall wc with wall mounted flush, chrome heated towel rail and a panelled bath with glass shower screen and mixer shower attachment over. There is complementary tiling to the walls and floor.

## Outside

To the front, the property is fully enclosed by attractive wrought iron railings to two sides and double five bar gates to the entrance, which give the property a distinct private feel. The gates open onto the fully secure, block paved driveway, which provides ample off-road parking for numerous vehicles and access to the double garage. There are lawned areas to both boundary edges bordered by a variety of plants and shrubs, screened to one side by mature trees whilst the other boasts fabulous views over the open park land. An area to the side of the property has a designated outdoor seating space, ideal for taking in the delightful surrounding views. The rear garden is fully enclosed by a combination of wall and fencing and is mainly laid to lawn with flowerbed borders, which are edged with wooden sleepers and are well stocked with mature shrubs and planting. A paved patio area creates an ideal space for alfresco dining and entertaining. To the side of the property there is a continuation of the paving which leads to an area which houses the air source heat pump.





## Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

## Fixtures and Fittings

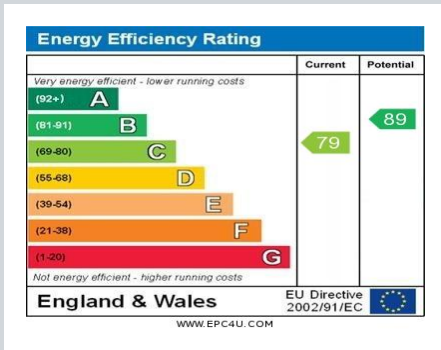
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E.



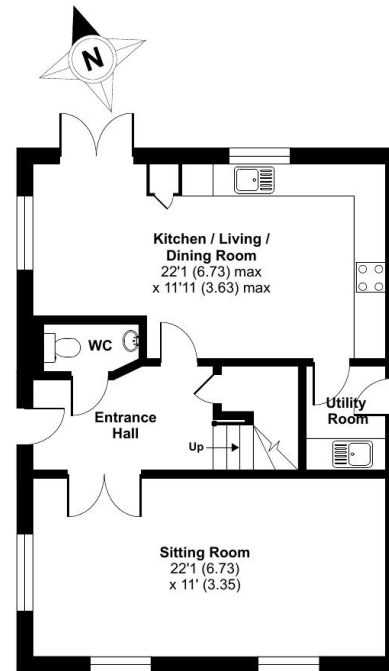
## Richmond House, Dixwell Way, Rugby, CV23

Approximate Area = 1366 sq ft / 126.9 sq m

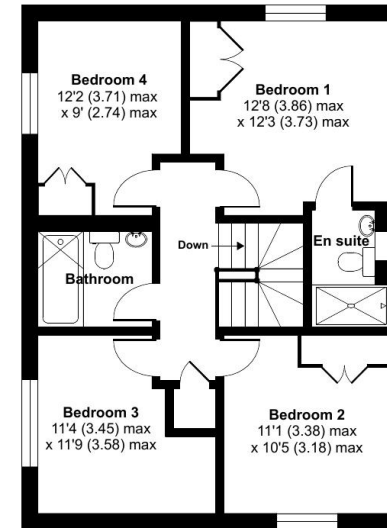
Garage = 393 sq ft / 36.5 sq m

Total = 1759 sq ft / 163.4 sq m

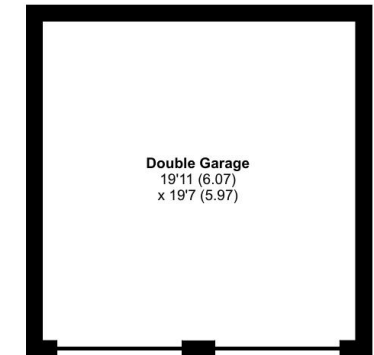
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Double Garage  
19'11 (6.07)  
x 19'7 (5.97)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Howkins & Harrison. REF: 829961

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