

Coton House, Rugby, Warwickshire





One of Warwickshire's finest homes.

Summary of accommodation

Main House

Reception hall | Music hall | Staircase hall | Dining room

Drawing room | Sitting room | Garden room

Kitchen/breakfast room | Lobby | WC | Cloakroom

Principal bedroom with ensuite bathroom and dressing

room Four further bedroom suites | Laundry

Cottage

Living Room | Kitchen | Bedroom | Bathroom

Adjoining garage block | Gardener's room & WC

Outbuildings

Gym | Car Port | Garden/Tool store | Bin Store | Plant Room

Agricultural barn

Garden and Grounds

Beautifully stocked garden | Extensive Lawns | Greenhouse

Parkland | Tennis Court | Numerous water features

Mature trees & hedging | Woodland | Long driveway

In all about 61 acres



Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Ward-Jones
01789 206 951
william.ward-jones@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

Situation

Rugby, now Warwickshire's second-largest market town, has evolved into a vibrant hub offering a blend of history, education, and modern amenities. The town is known for its rich heritage, notably as the birthplace of rugby football and for its association with Frank Whittle, the inventor of the jet engine.

Shopping and Dining: Rugby provides an extensive range of shopping options, including a variety of individual shops and restaurants in the town's Independent Quarter. For larger retail needs, the nearby Junction One Retail Park offers a wide selection of stores.

Cultural and Recreational Spaces: Rugby boasts several green open spaces such as Caldecott Park, ideal for leisure, and Draycote Water, popular for water sports and nature walks. Historic sites like Brownsover Hall and the nearby Coombe Abbey Country Park add to the town's charm.

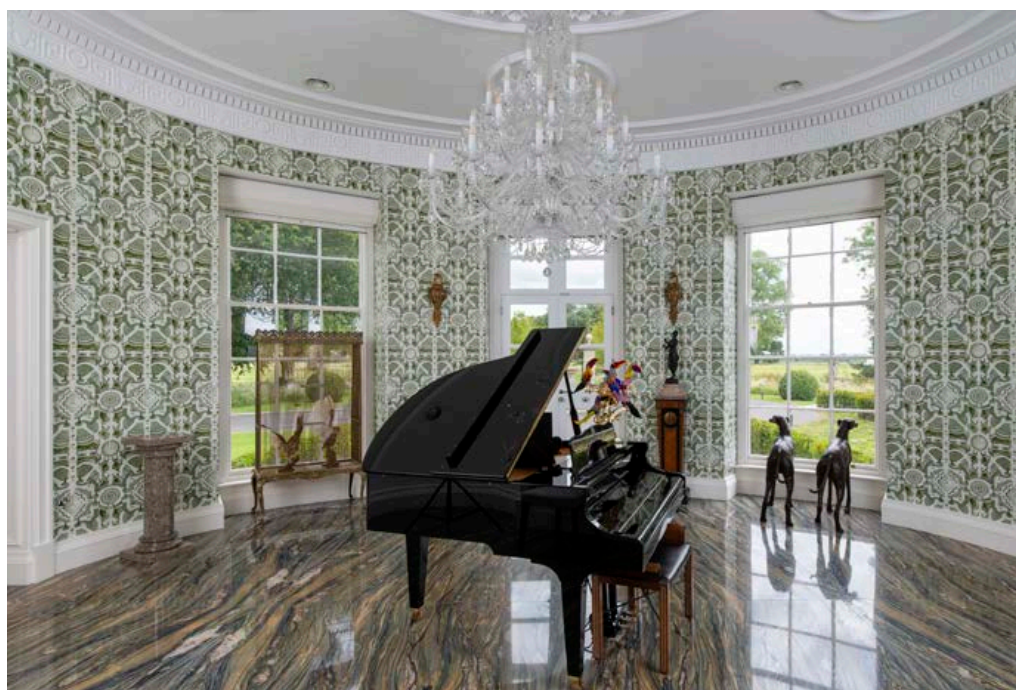
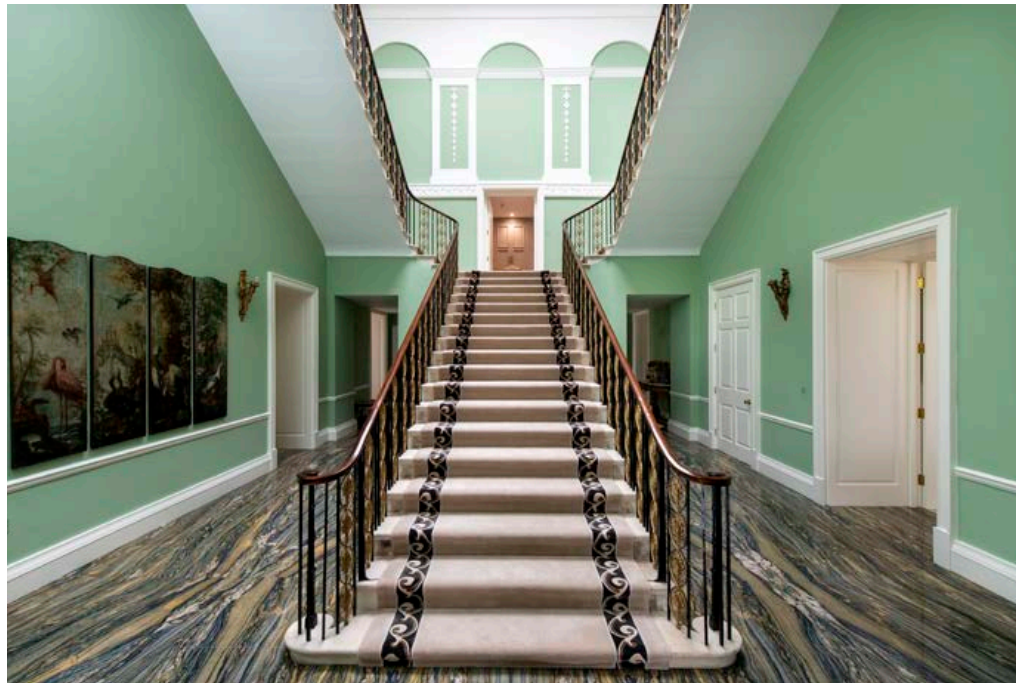
Educational Excellence: The town is home to a diverse range of both state and private schools, catering to all educational needs. Prestigious institutions like Rugby School, renowned globally, and others like Bilton Grange, Lawrence Sheriff School, Rugby High School, and Princethorpe College, offer top-tier education.

Transport Links: Rugby is exceptionally well-connected, with easy access to major motorway networks, including the A5, A14, M1, and M6, facilitating convenient travel to and from the town. Trains from Rugby Station reaching London Euston in less than an hour.

Distances

Rugby 3 miles, Birmingham Airport 26 miles, Birmingham 34 miles, Oxford 61 miles, Central London 89 miles.
(Distances and times approximate)





Coton House

Coton House is a magnificent Grade II* Listed property situated on the edge of the renowned town of Rugby in Warwickshire. It is steeped in history, rumored to have been visited by King Edward VII, and embodies a blend of historical charm and modern luxury. Set within approximately 61 acres of private parkland, the mini estate offers not only a serene and private living environment but also convenient access to key transportation routes and prestigious educational institutions.

The music hall, with its grand entrance and 15-foot glazed doors, already sets an awe-inspiring tone for Coton House. The combination of floor-to-ceiling windows, marble flooring, and intricate cornicing creates a space that feels both luxurious and inviting. The transition from the drawing room to the garden room must be seamless, and the open fireplace framed by marble sounds like a perfect centerpiece for gatherings or quiet evenings. The parquet wooden floors in the garden room, paired with views over the formal garden, offer a serene and elegant atmosphere.

The kitchen/breakfast room, with its considerable length of over 10 meters, appears to be a hub of both functionality and beauty. The large marble island, top-tier appliances, and the presence of an AGA suggest a space designed for both culinary adventures and family moments. The formal dining room on the opposite side of the property adds another dimension of sophistication, with its marble flooring, floor-to-ceiling windows with shutters, and bespoke hand-built storage units—making it ideal for hosting formal dinners.

The family room, featuring a bar and views of the main driveway, adds a more relaxed yet still luxurious feel, perhaps ideal for entertaining guests or casual family gatherings. Every room in Coton House seems to have been meticulously designed to reflect elegance while maintaining a balance between comfort and grandeur.







One of the most impressive features of this stunning house is the fully restored sweeping cantilever staircase having decorative iron railing and mahogany handrail. Above the staircase is an impressive glass dome with inset lighting and allowing the natural light to flood in. On the half landing is the spacious laundry room and plant room.

The first floor has been designed to accommodate the specific needs of the current owners with an impressive main bedroom and dressing room with en-suite bathroom, there are four further double bedrooms with ensuites.

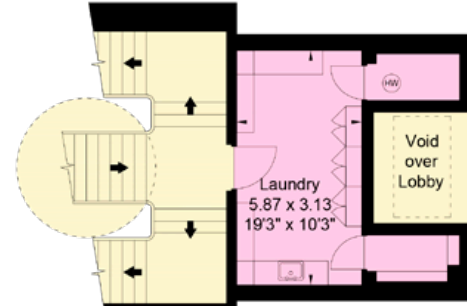
Approximate Gross Internal Floor Area

House: 795 sq m / 8,558 sq ft

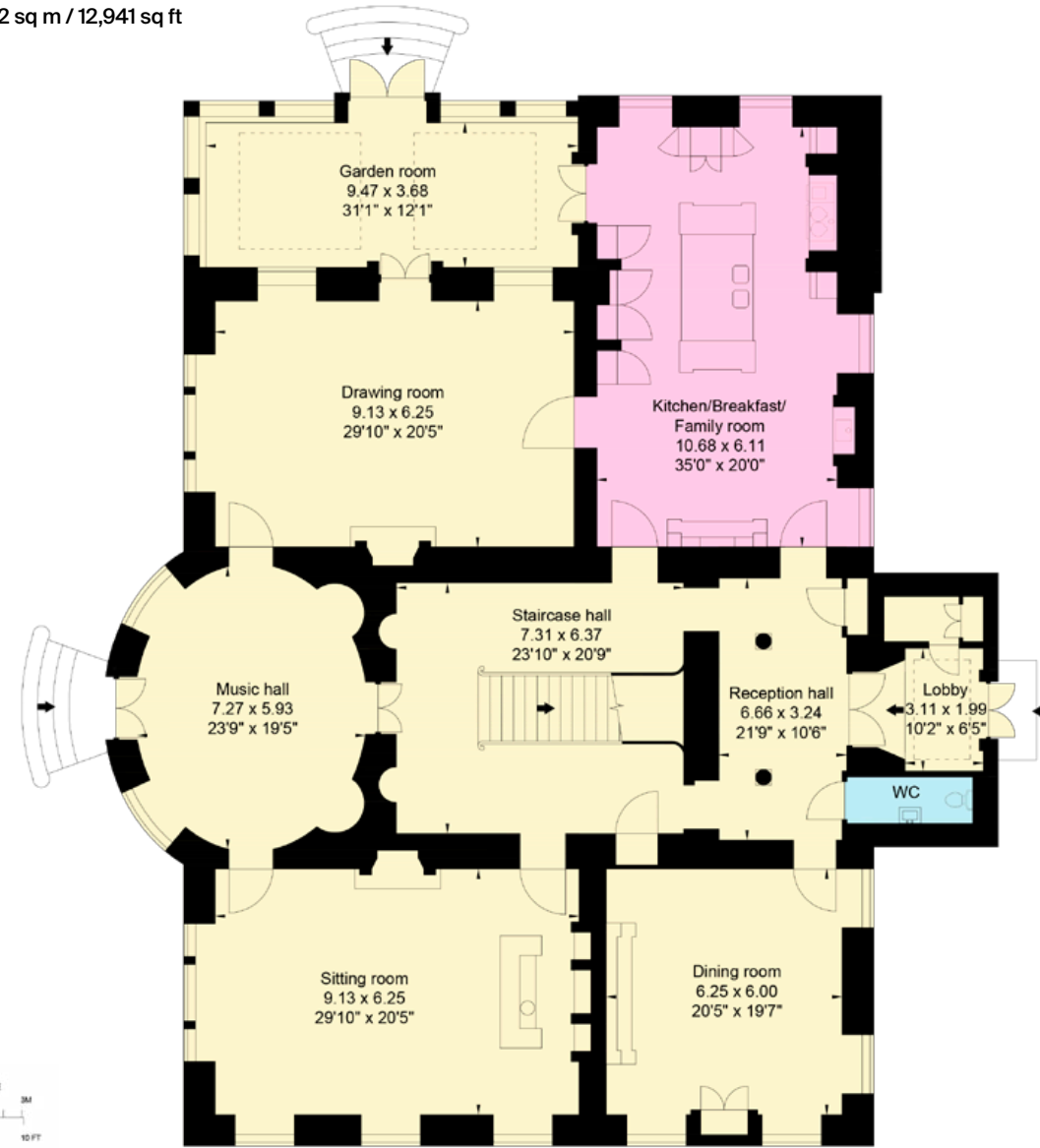
Cottage: 79 sq m / 851 sq ft

Outbuildings: 328 sq m / 3,532 sq ft

Total: 1,202 sq m / 12,941 sq ft



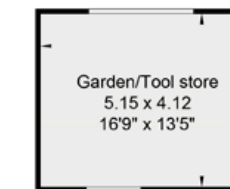
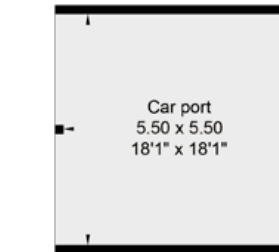
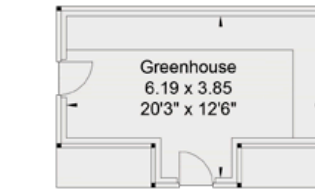
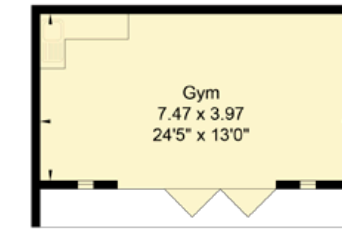
Lower First Floor



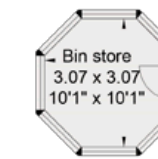
Ground Floor



First Floor

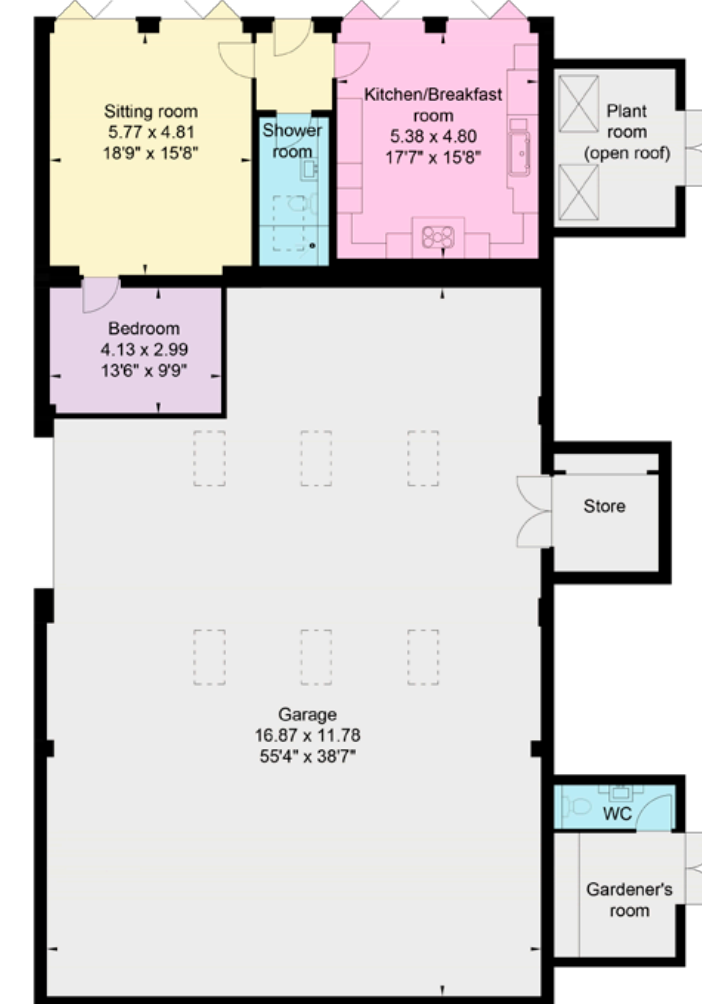


Outbuildings

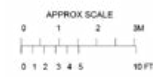


Not shown in actual location / orientation

Cottage



Outbuildings



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Annexe



Annexe



Annexe

Annexe

Situated opposite the main house, the annexe is a versatile space offering additional living and entertainment options. This separate building features a reception room, a bedroom and a bathroom, with an impressive garage next door.

Garage

The garage area is equally impressive, with parking space for at least 10 cars. It includes modern conveniences such as an electric car charging point, a combination of tile and astro turf flooring, and an automatic door for easy access. The garage's multifunctional design allows it to transform into a party venue, making it perfect for entertaining guests.

Courtyard and Grounds

Adjacent to the garage is ample external parking within the courtyard, ensuring plenty of space for guests. Additionally, the property features a historic "round house," formerly used as a game larder, adding a touch of character to the grounds. Behind the garage, there is a useful storage area, as well as the discreetly hidden air source heat pumps that provide energy-efficient heating for both the main house and the annexe.



Annexe



Gym & Tennis Court

Nestled within the formal gardens, a standalone garden room currently serves as the owner's gym. This well-equipped space features bifold doors that open onto a decking area, allowing for an indoor-outdoor workout experience. The room is fully fitted with light, power, heating, and air conditioning, making it a versatile space that could easily be adapted into a home office, studio, or summer house. It also includes convenient storage cupboards and a sink, adding to its functionality.

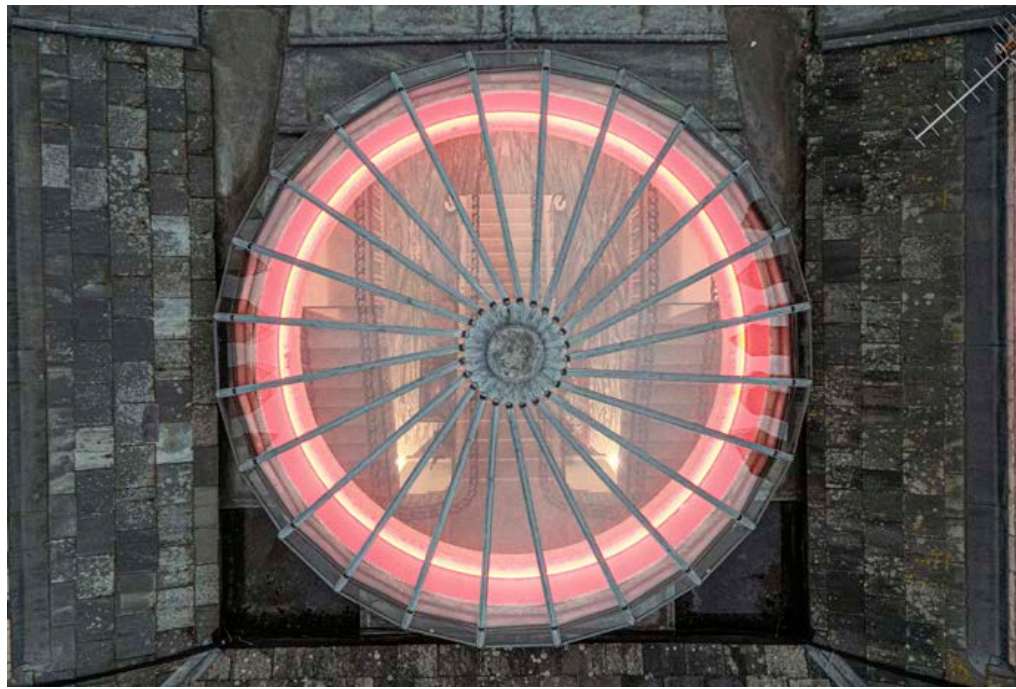
Adjacent to the gym, the enclosed tennis court has been fully refurbished with a premium Tigerturf surface, offering an excellent venue for tennis enthusiasts.

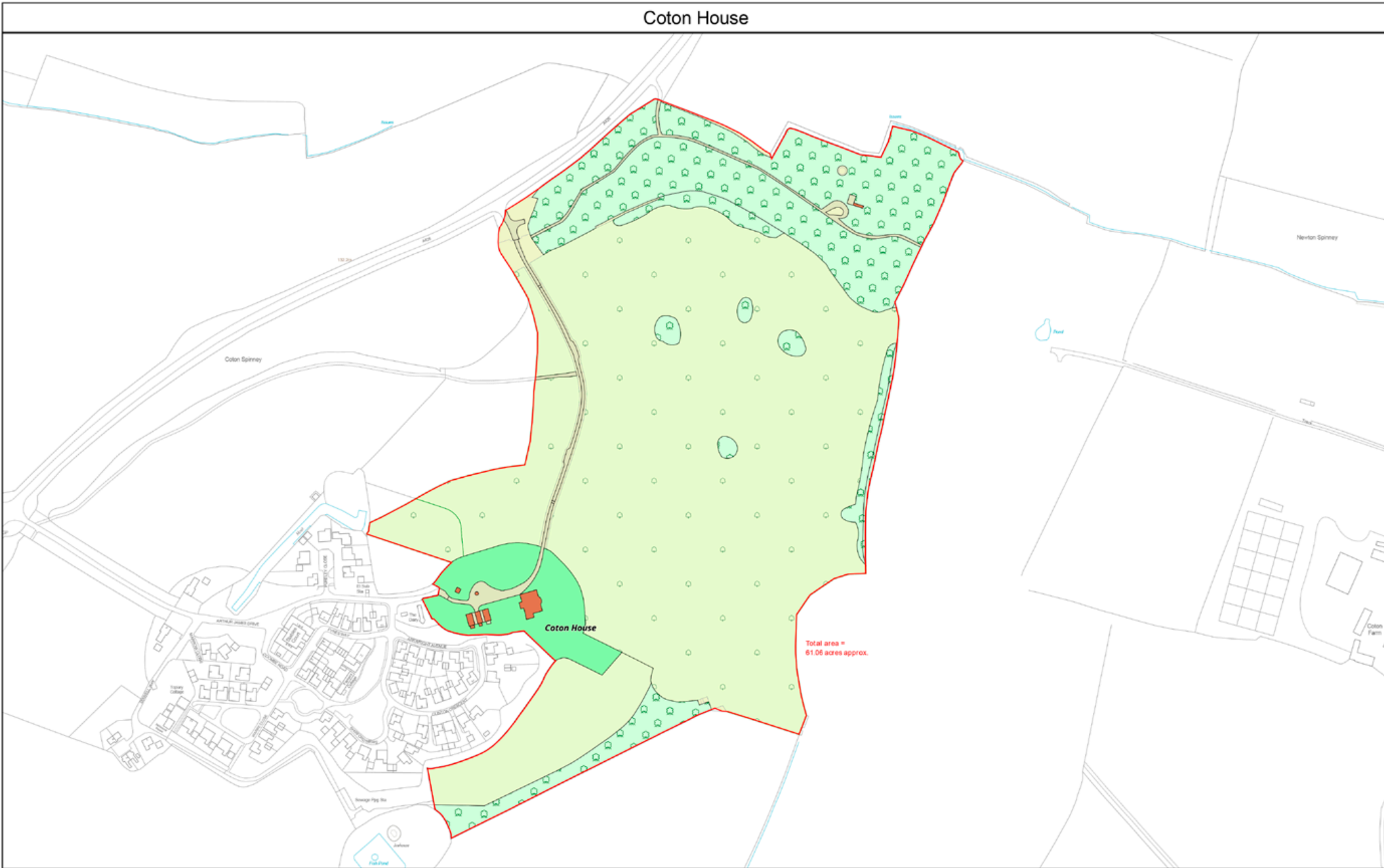
Formal Gardens & Parkland

Set within a conservation area, the property is surrounded by meticulously maintained formal gardens. These include various patio areas, several water features, a Parterre garden and shaded spots under a diverse array of mature trees, some of which are protected by Tree Preservation Orders. The original parkland, dating back to the 1800s, is managed under grazing rights by a local farmer whose family has cared for the land for over 60 years.

Driveways

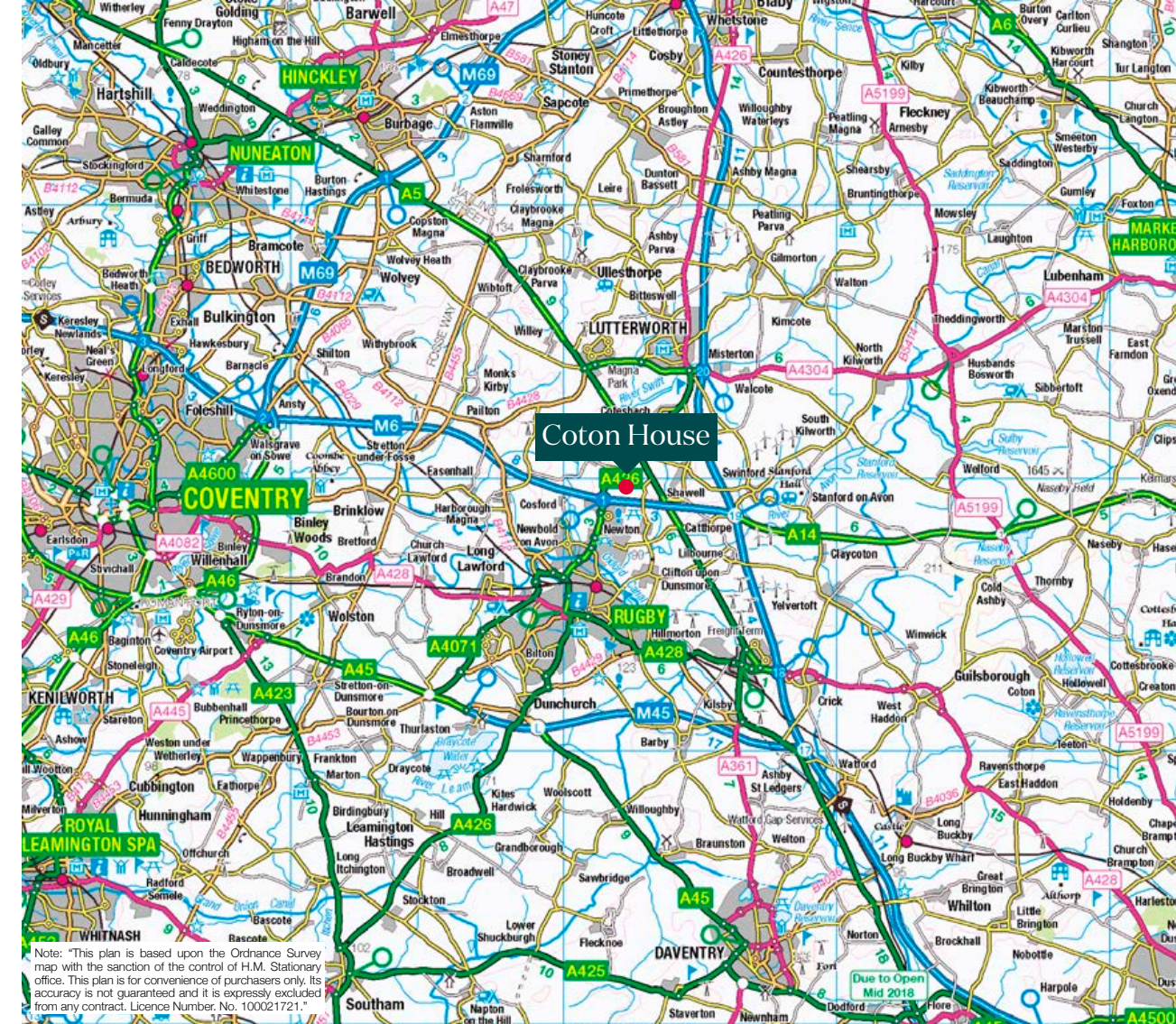
The entrance to Coton House is marked by impressive wrought iron gates, which open onto a beautifully maintained driveway flanked by a grass verge and estate fencing. This driveway winds through the stunning parkland, leading to the grand frontage of the main house. Additionally, there is a rear driveway with an electric gate, providing convenient access to the Coton House.





<p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL</p> <p>(e) planprep@lds-survey.co.uk</p>		<p>Land Use:</p> <ul style="list-style-type: none"> ■ Pasture ■ Arable ■ Game Cover ■ Woodland ■ Parkland ■ Verge / Misc ■ Water ■ Orchard ■ Heathland ■ Rocks / Boulders ■ Building (residential) ■ Building / Structure (Agricultural) ■ Gardens ■ Road / Track <p><small>NB: If field & building type are unknown - assumed pasture & residential</small></p>	<p>Plan: 04-09-24 Client: BR/CW Scale: 1:3500 @ A3 Title: Coton House</p>	<p>Price per Acre: 19127</p>
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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Property Information

Services: Mains water, electricity, Air source heating, Mains drainage. CCTV. Air-conditioning.

Local Authority: Rugby Borough Council. Tel: 01788 533533

Council Tax Band: H

Rights of Way: There are no footpaths or Rights of Way over the land.

Listing: The property is Grade II* listed

Postcode: CV23 OUT

what3words: ///admiral.alone.zeal

Viewing: Strictly by prior appointment with sole agents Knight Frank.



