

## 5 Lancut Hill Coton Park, Rugby, CV23 0JR

Situated within one of Rugby's most sought-after residential locations, this exceptional EXECUTIVE DETACHED family home offers beautifully presented and substantially EXTENDED accommodation, perfectly combining luxury, style and practicality for modern family living.

Occupying a private plot with landscaped enclosed rear gardens, the property also benefits from SECURE GATED REAR PARKING and a DETACHED DOUBLE GARAGE. Ideally positioned for commuters, Rugby Railway Station is just a five-minute drive away, offering direct services to London Euston in approximately 50 minutes, whilst excellent motorway links, highly regarded schooling and superb shopping facilities are all close by.

The accommodation is both spacious and versatile throughout. A welcoming entrance hall leads to a superb front-to-back lounge with bi-folding doors opening into the stunning rear extension, creating a seamless entertaining and family space. A second reception room offers flexibility for a formal dining room, home office or playroom.

Guide price £550,000

# 5 Lancut Hill

Coton Park, Rugby, CV23 0JR



- Exceptional executive detached family home in one of Rugby's most sought-after residential locations
- Spacious front-to-back lounge with seamless flow into the extension and garden entertaining areas
- Beautifully landscaped, enclosed rear garden offering excellent privacy and outdoor entertaining space
- Stunning single-storey rear extension creating an impressive open-plan kitchen dining family space
- Four generous double bedrooms including two en-suite shower rooms
- Secure gated rear parking with detached double garage
- Full-width bi-folding doors and striking feature roof lantern flooding the home with natural light
- Luxurious principal suite with walk-through dressing area and boutique-style en-suite
- Excellent commuter access to major motorway networks and Rugby Railway Station, with London Euston reachable in approximately 50 minutes

## Entrance Hall

## Lounge

23'5" x 11'3" (7.16 x 3.45)

## Guest WC

## Family Room

13'5" x 10'7" (4.09 x 3.23)

## Kitchen/Diner/Family Room

32'4" x 20'3" (9.88 x 6.19)

## Utility Room

6'5" x 5'4" (1.96 x 1.63)

## Bedroom One

15'1" x 12'4" (4.62 x 3.76)

## Dressing Area/Walk Through Wardrobe

## En-Suite

## Family Bathroom

10'2" x 6'3" (3.12 x 1.91)

## Bedroom Two

10'5" x 9'6" (3.18 x 2.92)

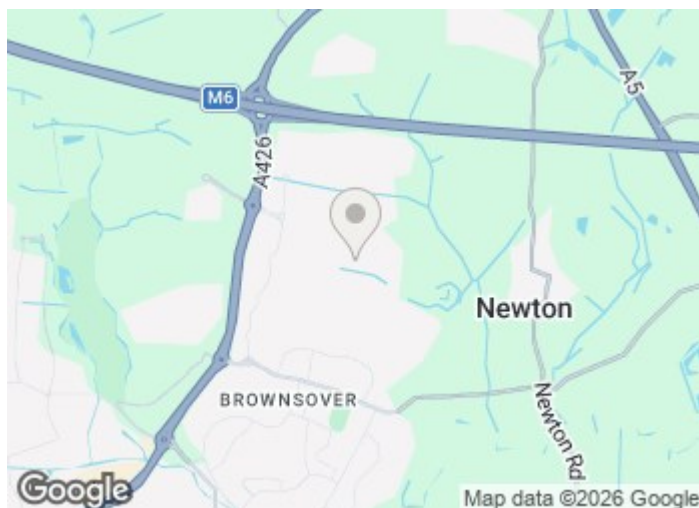
## En-Suite

## Bedroom Three

11'8" x 10'9" (3.58 x 3.28)

## Bedroom Four

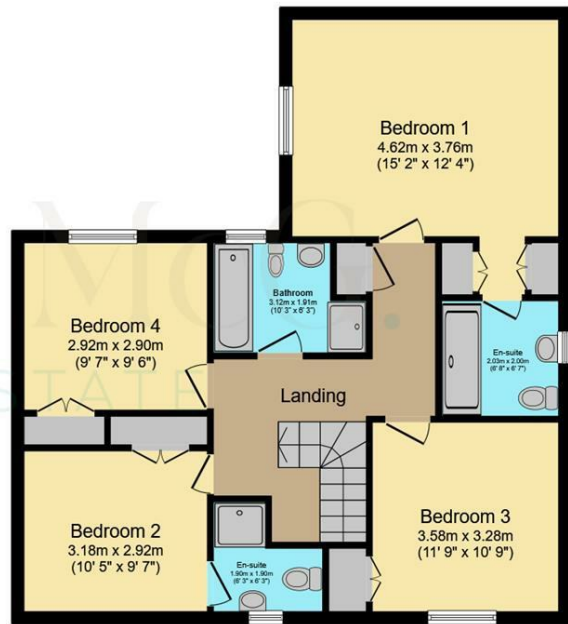
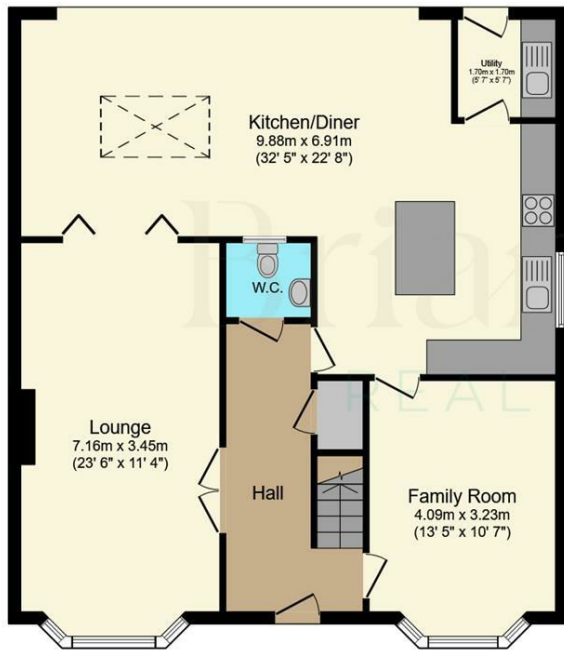
9'6" x 9'6" (2.92 x 2.90)



[Directions](#)



# Floor Plan



Ground Floor

First Floor

Total floor area: 173.4 sq.m. (1,867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	