



**EDWARD KNIGHT**  
ESTATE AGENTS

31 LONGSTORK ROAD, COTON PARK, RUGBY, CV23 0GB

£325,000





## PROPERTY SUMMARY

This stunning four-bedroom townhouse is ideal for families and investors alike.

The property offers spacious and versatile accommodation arranged over three floors. Upon entering, you are greeted by a large and welcoming entrance hall, setting the tone for the generous accommodation throughout. The ground floor further comprises a bedroom with access to a Jack and Jill shower room, a study, and a utility room.

To the first floor, there is a modern kitchen/breakfast room overlooking the beautifully maintained private rear garden, together with a generous lounge/dining room positioned to the front of the property.

The second floor features two further bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family bathroom.

Externally, the property is a real highlight, boasting beautiful mature front and rear gardens which give the home a wonderfully established feel, something rarely found within a modern new-build estate. The private rear garden has been beautifully maintained and provides an attractive outdoor space for relaxing and entertaining.

Being positioned on an end plot, the property also benefits from a useful side plot located just off Mill Furlong, which can be utilised for additional parking or storage. There is also a single garage



and off-road parking located at the rear of the property, providing excellent practicality for modern family living.

Combining flexible living space, well-proportioned bedrooms, excellent parking facilities and beautifully established gardens, this attractive townhouse presents an excellent opportunity for both owner-occupiers and investors seeking a property in a desirable residential location.

### LOCATION

Coton Park is a highly regarded residential area located on the northern edge of Rugby, offering a desirable combination of modern living, excellent amenities, and superb transport connections. Popular with families and professionals alike, the development benefits from attractive green spaces, children's play areas, and convenient access to everyday services.

The area is particularly well placed for those who enjoy an active outdoor lifestyle, with direct access to the Great Central Walk, a scenic traffic-free route following the former Great Central Railway line. This popular walking, running, and cycling trail stretches through the Warwickshire countryside, providing an abundance of recreational opportunities right on the doorstep.



Residents also benefit from close proximity to Elliotts Field Retail Park, which offers a wide selection of national retailers, supermarkets, restaurants, cafés, and leisure facilities. Rugby town centre is just a short distance away, providing an extensive range of shopping, dining, and entertainment options.







Coton Park enjoys excellent connectivity, with easy access to the M6, M1, A5, and A14 road networks, while Rugby railway station offers regular direct services to London Euston in under an hour, making the area particularly attractive to commuters. Surrounded by open countryside yet conveniently positioned for modern-day amenities, Coton Park successfully combines accessibility, convenience, and outdoor living, making it one of Rugby's most sought-after residential locations.

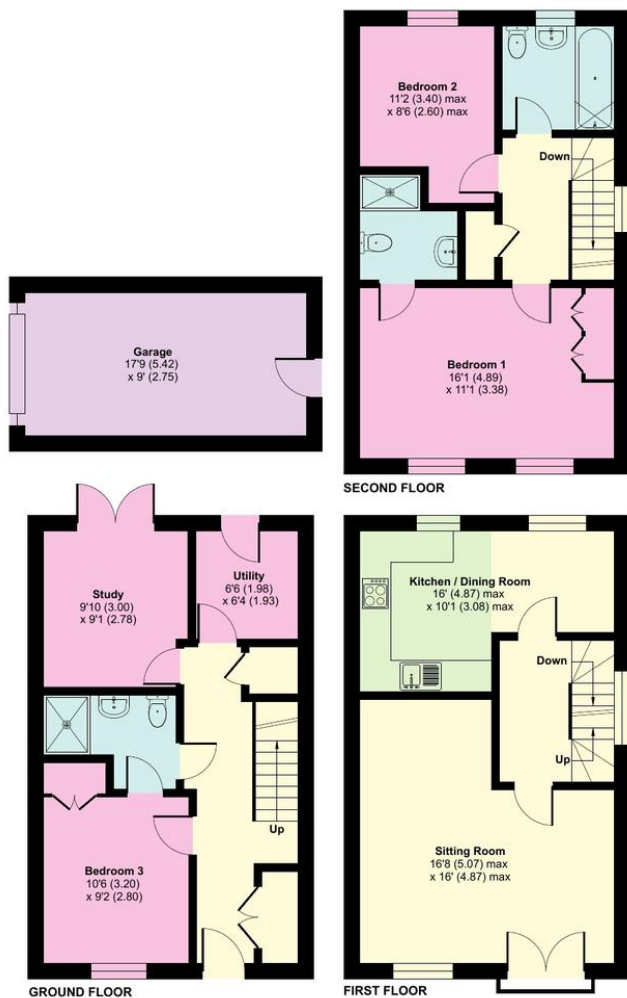
#### **COMMUNAL CHARGE**

This property benefits from rear vehicular access via a shared parking area, leading to allocated parking spaces and a single garage. The property contributes £353.00 service charge and £40.00 ground rent per annum, together with neighbouring properties, towards the upkeep and maintenance of this area.



# Longstork Road, Rugby, CV23

Approximate Area = 1317 sq ft / 122.3 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1477 sq ft / 137.1 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. EDWARD KNIGHT ESTATE AGENTS. Produced for Edward Knight. REF: 1477183

14 Regent Street, Rugby,  
 Warwickshire, CV21 2PY

www.edwardknight.co.uk  
 sales@edwardknight.co.uk  
 01788 543222

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.