



EDWARD KNIGHT
ESTATE AGENTS

14 BRAMBLING CLOSE, COTON PARK, RUGBY, CV23 0WR

£440,000





PROPERTY SUMMARY

Occupying a wonderful position within a quiet cul-de-sac and set on arguably one of the most desirable plots within the highly sought-after Coton Park development, this attractive stone-fronted detached family home offers spacious and versatile accommodation, a detached double garage, ample off-road parking, two separate garden areas, and the added benefit of fully owned solar panels.

The property is approached via a block-paved driveway leading to the detached double garage, with a well-maintained frontage enclosed by mature hedging, creating an attractive and private first impression.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation and features quality Karndean flooring, a useful understairs storage cupboard, and a guest cloakroom. To the front of the property is a versatile reception room, currently used as a home office but equally suitable as a fifth bedroom, playroom or snug.



The spacious lounge enjoys pleasant views over the rear garden and benefits from double opening patio doors, allowing natural light to flood the room. A feature coal-effect gas fireplace creates an attractive focal point, making this an inviting space for both relaxation and entertaining.

At the heart of the home is the impressive kitchen dining family room, fitted with a comprehensive range of base and eye-level units complemented by contrasting work surfaces. Integrated appliances include an oven, five-ring gas hob, extractor hood, dishwasher and fridge/freezer. A central island provides further preparation space and informal seating, while the generous dining and family area creates a sociable setting ideal for modern family living. Dual aspect windows and a side access door further enhance the sense of light and space.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a well-appointed en-suite shower room. Bedroom two also features an extensive range of fitted wardrobes, cupboards and drawers, while bedrooms three and four provide comfortable accommodation for family members or guests.

The family bathroom is fitted with a Jacuzzi-style bath with shower over, creating a practical yet relaxing space for everyday use.

Externally, the property truly excels. The rear garden is beautifully maintained and enjoys a high degree of privacy, featuring a lawned area, well-stocked borders, patio seating areas and gated side access. In addition, a separate enclosed side garden provides a superb entertaining area with a raised decked BBQ space, courtesy lighting and attractive brick wall boundaries, offering an ideal setting for outdoor dining and social gatherings.



The detached double garage benefits from power, lighting, useful roof storage and an electric up-and-over door, while the generous driveway provides additional off-road parking. The property also benefits from fully owned solar panels to the rear roof elevation, generating renewable energy for the home and helping to improve overall energy efficiency.







Situated within easy reach of the Great Central Walk, Elliotts Field Retail Park, excellent schooling, Rugby Railway Station and major road networks including the M6, M1, A5 and A14, this exceptional family home combines a highly desirable location with spacious, flexible accommodation, superb outdoor space and energy-efficient features.

Early viewing is highly recommended to fully appreciate the position, plot and quality of accommodation on offer.

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,

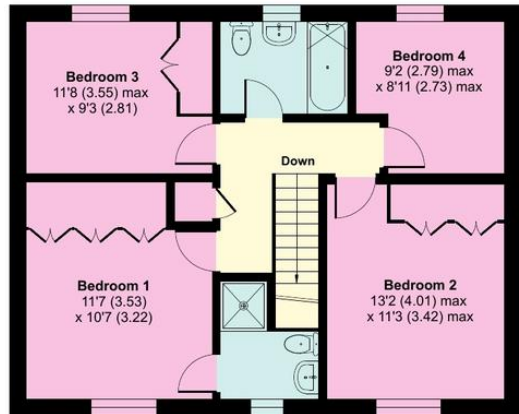
providing an extensive range of shopping, dining, and entertainment options.

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.

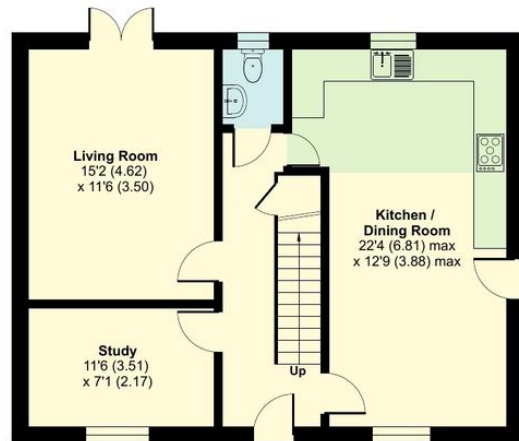


Brambling Close, Rugby, CV23

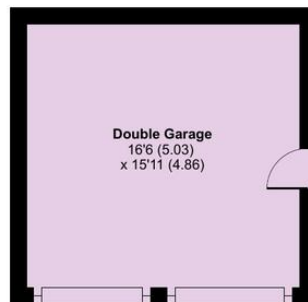
Approximate Area = 1320 sq ft / 122.6 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 1583 sq ft / 147 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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). Produced for Edward Knight. REF: 1472612



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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.