



112 COVENTRY ROAD

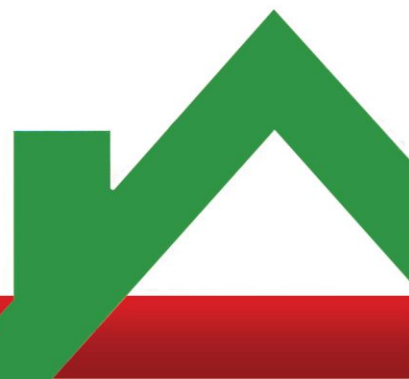
CAWSTON

RUGBY

WARWICKSHIRE

CV22 7RY

Guide Price: £695,000



A BRAND NEW FIVE-BEDROOM EXECUTIVE DETACHED FAMILY HOME BUILT TO A HIGH SPECIFICATION THROUGHOUT WITH ACCOMMODATION SET OVER THREE FLOORS

DESCRIPTION

An individually designed and constructed executive five-bedroom family home offering over 2,400 sqft of beautifully appointed accommodation, finished to an exceptional specification throughout.

Spanning three spacious floors, this impressive home effortlessly combines modern style with practical functionality, making it the perfect residence for a growing family seeking comfort, elegance, and plenty of room to relax and entertain.

Located on the periphery of the desirable and charming village of Bilton, this property benefits from a sought-after community atmosphere with easy access to local amenities, schools, and picturesque countryside. The location offers a balance of semi-rural life along with convenient transport links to surrounding nearby towns and cities, ensuring a great lifestyle for residents of all ages.

Step inside to discover two generous reception rooms that provide versatile living spaces tailored to your family's needs. The elegant living room boasts large windows that flood the room with natural light. Meanwhile, the separate dining room offers a perfect setting for formal or casual dining or use as a home office or study.

The heart of this home is very much the contemporary kitchen and family room which has been fitted with high-quality fixtures and premium integrated appliances that will impress any home chef. Sleek quartz countertops, stylish Mackintosh shaker style cabinetry, and thoughtfully placed workspaces ensure both practicality and aesthetic appeal. Connecting to this room is a convenient walk-in pantry with further complimentary cabinets and built in Neff fridge and freezer. A separate utility room offers space for appliances along with further ample storage, sink and worksurfaces. The kitchen/family room features a vaulted ceiling with skylights providing ample natural light. Double doors provide direct access to the rear garden terrace, ideal for outdoor dining and summer gatherings.

To the first floor there are three double bedrooms which provide comfortable private retreats for every member of the household. The spacious master bedroom boasts a luxurious en-suite shower room complete with modern fittings and a spa-like atmosphere. Two further bedrooms share a beautifully appointed family bathroom. To the second floor there are two further double bedrooms which are served by a separate shower room.

The property is of traditional brick construction and benefits from double glazed timber framed windows, underfloor and radiator heating via an air-source heat pump.

Additional features include ample storage solutions throughout, contemporary fixtures and fittings, and high-quality finishes that bring a sense of sophistication to every room. Occupying a generous corner plot with an open aspect across fields to the side, the property benefits from a well-maintained garden, ideal for children to play or for hosting social events, alongside an oversized garage with driveway that accommodates multiple vehicles.

This exceptional executive home represents a rare opportunity to secure a spacious, modern family residence in a popular location. With its blend of thoughtful design, high specification, and idyllic surroundings, it is ready to welcome its new owners.

Please see the attached information sheet listing the full specification of the fittings and fixtures.

Gross internal area: 225m² (2424ft²)

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

21' 1" x 6' 11" (6.43m x 2.11m)

Enter via a composite front entrance door. Balterio laminate flooring. Handmade oak staircase with black metal balustrades to the first floor. Recessed ceiling lights. Understairs storage cupboard.



CLOAKROOM/W.C.

4' 10" x 3' 1" (1.47m x 0.94m)

Fitted with a contemporary wall mounted Geberit W.C. and circular wash hand basin with Hansgrohe fittings. Porcelain tiled flooring. Porcelain wall tiles. Illuminated mirror. Recessed ceiling lights. Extractor.

LOUNGE

7' 4" x 3' 11" (2.24m x 1.19m)

A spacious and airy room with double glazed windows to the front and side elevations. Feature central fireplace recess. Laminate flooring. Television aerial point. Recessed ceiling lights. Double glazed double doors opening onto the rear garden.



DINING ROOM/STUDY

10' 3" x 7' 9" (3.12m x 2.36m)

With double glazed window to the front elevation. Laminate flooring. Recessed ceiling lights.



WALK-IN PANTRY

6' 8" x 6' 2" (2.03m x 1.88m)

Fitted with a complimentary range of cabinets shelving and task lighting with quartz work surfaces. Integrated Neff fridge freezer. Porcelain tiled floor. Recessed ceiling lights.

KITCHEN/FAMILY ROOM

25' 8" x 13' 8" (7.82m x 4.17m)

Fitted with a Mackintosh shaker style kitchen with matching pantry and utility furniture. Adjoining quartz work surface. Integrated Fisher & Paykel venting induction hob with Siemens oven and steam oven. Inset Blanco stainless steel sink with Quooker boiling water tap. Porcelain tiled flooring. Double glazed windows to the side and rear elevations. Feature vaulted ceiling with skylights. Recessed ceiling lights. Double doors opening onto the rear garden terrace.



UTILITY/BOOT ROOM

10' 3" x 6' 0" (3.12m x 1.83m)

Fitted with a range of contemporary base and wall units to incorporate a stainless-steel sink and drainer with mixer tap over. Quartz work surfaces. Extractor. Recessed ceiling lights. Ceramic tiled flooring. Composite door to the side.



FIRST FLOOR

LANDING

21' 1" x 6' 10" (6.43m x 2.08m)

With handmade oak staircase off to the second floor landing. Double glazed window to the front elevation. Radiator. Recessed ceiling lights. Airing cupboard housing a pressurised hot water cylinder and buffer vessel.



BEDROOM ONE

14' 1" x 12' 0" (4.29m x 3.66m)

With double glazed window to the front elevation. Radiator. TV aerial point. Recessed ceiling lights.



EN-SUITE SHOWER ROOM

11' 2" x 6' 6" (3.40m x 1.98m)

With walk-in shower and Hansgrohe mixer shower over. Wall mounted Geberit W.C. and sink with vanity unit. Illuminated mirror. Porcelain tiled walls and flooring. Radiator. Recessed ceiling lights. Opaque double glazed window to the side elevation.



BEDROOM TWO

13' 8" x 9' 9" (4.17m x 2.97m)

With double glazed window to the side elevation. Radiator. Recessed ceiling lights.



BEDROOM THREE

10' 3" x 10' 2" (3.12m x 3.10m)

With double glazed window to the front elevation. Recessed ceiling lights. Radiator.



BATHROOM

10' 3" x 9' 5" (3.12m x 2.87m)

Fitted with a contemporary white suite to comprise of a Carron bath with Hansgrohe chrome fittings and rain shower over. Geberit wall mounted W.C, and Duravit vanity wash hand basin. Illuminated mirror. Porcelain wall and floor tiles. Radiator. Extractor. Recessed ceiling lights. Opaque double glazed window to the side elevation.



SECOND FLOOR

LANDING

With double glazed skylight. Radiator. Recessed ceiling lights.



BEDROOM FOUR

15' 1" x 12' 3" (4.60m x 3.73m)

With double glazed window to the front elevation. Vertical radiator. Recessed ceiling lights.



BEDROOM FIVE

15' 1" x 10' 5" (4.60m x 3.17m)

With double glazed window to the front elevation. Vertical radiator. Recessed ceiling lights.



SHOWER ROOM

10' 0" x 6' 4" (3.05m x 1.93m)

Fitted with a contemporary white suite to comprise of a shower cubicle with Hansgrohe mixer shower over, Geberit wall mounted W.C. and Duravit vanity wash hand basin. Porcelain wall and tiled flooring. Illuminated mirror. Radiator. Double glazed skylight.



EXTERNALLY

FRONT GARDEN

The property is approached via a large driveway which is laid to limestone chippings. There are herbaceous shrub borders with gated pedestrian access to either side of the house. Direct access is available to the detached, oversized garage which has power and light connected. There is a wall mounted EV charging point to the side.

GARAGE

19' 8" x 10' 10" (5.99m x 3.30m)

An oversized single garage with power and light connected.

REAR GARDEN

The split-level rear garden comprises of a large terrace to the immediate rear which is laid to porcelain tiles. There are two lawn area complemented by maturing specimen shrubs. There is pedestrian gated access to either side with two cold water connections. Sited air-source heat pump. External electrical points. Courtesy lighting. Timber fencing to the boundary.



FLOOR PLAN

TOTAL FLOOR AREA : 2424 sq.ft. (225.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Heading away from Rugby town centre, continue along the A426 and into Bilton village. Continue straight through the roundabouts, following signs for Dunchurch / Coventry. Continue along the Coventry Road (A4071) for approximately 1.5 miles.

The property can be located on the right-hand side and identified by a Brown and Cockerill 'For Sale' board.

AGENT'S NOTES

No Mains Gas connected.

Heating via an Air Source Heat Pump

Traditional brick construction.

Local Authority: Rugby Borough Council

Some photographs have been enhanced using AI virtual staging to demonstrate possible room layouts and interior design. These images are for illustration only.

EPC RATING

Energy performance certificate (EPC)		
112 Coventry Road Crawston RUGBY CV22 7RY	Energy rating B	Valid until: 24 July 2036 Certificate number: 2454-3063-1303-2866-9204
Property type		Detached house
Total floor area		215 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .		
Energy rating and score		
This property's energy rating is B. It has the potential to be B.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82-85	87-90
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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