

William Eccles Close , Houlton, Rugby , CV23 1FB



GUILD HOUSE
Estate Agents





Guild House estate agents are delighted to offer for sale this exceptional recently completed 5 bedroom detached property situated on the popular Houlton development. Built by Messrs William Davis Homes to their Harborough design and completed in April 2025. Houlton is perfectly positioned for easy access into Hillmorton and Crick villages, Rugby and Daventry town centres are a short drive away and you are only a few minutes from major commuter network motorway links such as M1/M6/A5. The growing development benefits from a health centre, childrens playground, established primary and secondary schools, and of course the ever popular 'Tuning Fork' restaurant is on your doorstep.

This well appointed new build offers approximately 2400 square feet of living accommodation across three floors. With everything you would expect from a newly built home but benefiting from an abundance of stylish and tasteful upgrades including bespoke cabinetry and wardrobes, quartz work surfaces, high specification kitchen appliances, bathroom fittings and tiles. In brief the property comprises: entrance hallway, two generous reception rooms, gorgeous lifestyle kitchen/dining/family room with french doors onto the garden, cloakroom W.C and fully fitted utility room. To the first floor there are two generous double bedrooms both having built in wardrobes, a well proportioned family bathroom and completing the first floor is a stunning master bedroom spanning the full length of the property with ample built in storage and a good sized en suite. The second floor of this exceptional new build is surprisingly spacious with two generous double bedrooms both boasting bespoke built in wardrobes with internal storage solutions and a large shower room.

Externally the fully enclosed rear garden offers a good degree of privacy and is larger than average for a new build property. Laid to lawn with paved area and secure gate leading to the detached double garage and driveway with parking for 4 vehicles.

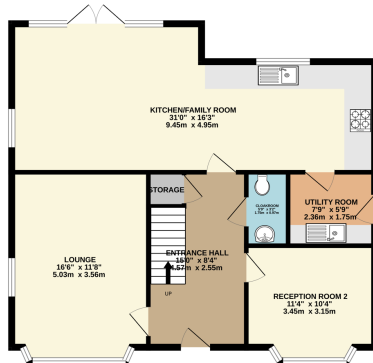
Viewing is essential. The 'Harborough' is a superb design in space and layout and we are advised will not be available again with William Davis until the start of the next phase sometime in 2026.



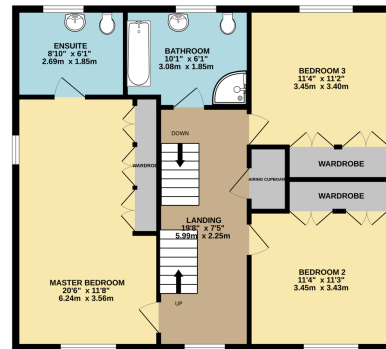
- HOULTON
- WILLIAM DAVIS HARBOROUGH DESIGN
- COMPLETED IN APRIL 2025
- APPROXIMATELY 2400 SQ FT
- UPGRADES THROUGHOUT
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS & EN SUITE
- UTILITY AND GROUND FLOOR W.C
- GOOD SIZED WELL POSITIONED PLOT
- LIFESTYLE KITCHEN/DINING/FAMILY ROOM
- TWO RECEPTION ROOMS



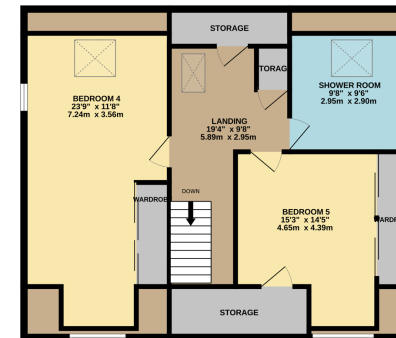
GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



2ND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.