



Tuthill Furlong, Rugby, CV23 0GH



**GUILD HOUSE**  
Estate Agents





This impressive 6 bedroom detached property in Coton Park has been beautifully maintained by the current owners and boasts stylish and spacious living across three floors. In brief the accommodation comprises: entrance hallway, double doors leading into a generous dual aspect lounge with feature fireplace and french doors onto the garden. Directly off the hallway are the ground floor w.c and utility. Completing the ground floor is a fabulous kitchen/dining/family room. The kitchen is fitted with a comprehensive range of pale grey flat fronted units, integrated dishwasher, built in oven, gas hob and chimney extractor. The dining area has a 'semi-vaulted' ceiling and doors into the garden, this would make a great snug area still allowing plenty of room for a dining table.

To the first floor the generously proportioned main bedroom benefits from a dressing area with built in wardrobes and a spacious en suite with both shower enclosure and bath. On this floor there are two further double bedrooms, one is currently used as a home office. Stairs lead up to the bright second floor landing where there is another well proportioned bedroom which benefits from built in wardrobes and good sized en suite. There are two further double bedrooms on this floor both boasting built in wardrobes, and finishing the second floor of this impressive property is a modern family bathroom with separate shower enclosure. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the enclosed rear garden doesn't disappoint, offering a good degree of privacy there is a low maintenance artificial lawn, landscaped with entertaining in mind, there are two separate stone paved patio areas all surrounded by mature shrubs. There is a secure gate leading out to the front of the property where there is a double garage with electric doors and EV charging point, and block paved driveway providing parking for at least 5 vehicles.

Early viewing is considered essential to fully appreciate this spacious detached home.



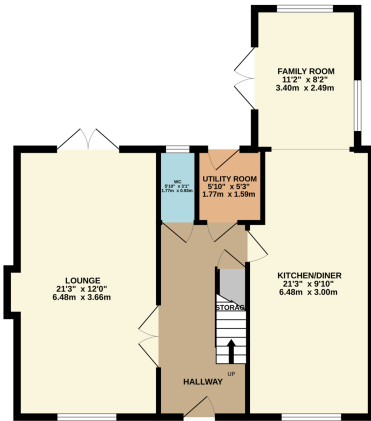


- IMPRESSIVE EXECUTIVE DETACHED
- SIX DOUBLE BEDROOMS
- MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM
- GENEROUS KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE
- THREE STOREY
- TWO ENSUITES & FAMILY BATHROOM
- ENVIABLE POSITION
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE AND PARKING FOR AT LEAST 5 CARS
- EPC RATING - TBC

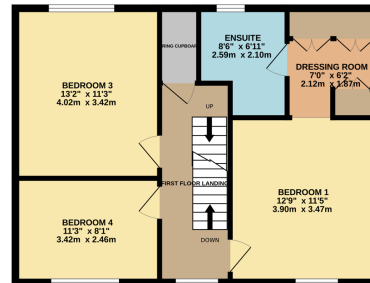




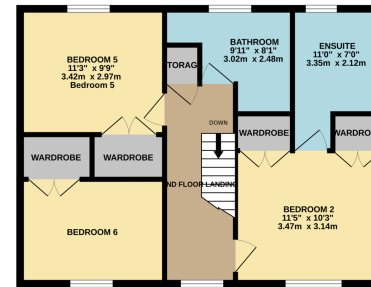
GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR  
597 sq.ft. (55.5 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.



**GUILD HOUSE**  
Estate Agents