



Maranatha  
Coventry Road | Cawston | Rugby | Warwickshire | CV22 7RY

# MARANATHA

*An attractive spacious 6 bedroom property sitting on a plot of just under 0.5 of an acre with ample off road parking, wrap around gardens, double garage and the opportunity to further improve. No onward chain.*





Maranatha is situated in a delightful position just off the Coventry Road in the parish of Cawston, south of Rugby. This extended detached home has been improved by the present owners who have owned it for more than 30 years and offers a large and spacious sitting room, dining room, kitchen/breakfast, utility and cloakroom, six bedrooms (2 en-suite), family bathroom with an additional room above the double garage. Outside there are landscaped gardens laid mainly to lawn with a large patio area and summer house. To the front of the property there is a large drive with turning circle, ample parking and decorative feature fountain.







# KEY FEATURES

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## Ground Floor Accommodation

The open porch leads you into the welcoming entrance hall having doors into all the main reception rooms and stairs rising to the first floor. The light and very spacious sitting room has a large picture window overlooking the frontage and French doors and side windows overlooking the rear landscaped garden. There is a feature fireplace with decorative wooden surround, marble hearth and inset electric fire. From here a door leads into the kitchen/breakfast having a tiled floor, contemporary high gloss wall and floor base units with an impressive central island having granite work top, wooden style units and incorporating the double sink, dishwasher and a large selection of pan drawers and storage. The breakfast bar provides a lovely place to sit or there is ample space for a table and chairs. Within the kitchen there is a range of Siemens appliances including two eye level ovens and additional microwave, American fridge/freezer and induction hob with extractor over. There is feature lighting, illuminated glazed units and byfold doors opening onto the rear patio. A side window adds to the natural light making this a lovely family space to entertain in.

The separate utility has a large picture window overlooking the rear with a useful work top and ample space and plumbing for a washing machine and tumble dryer. A back door leads into the garden and separate door into the cloakroom having a white suite and continuation of the tiled floor from the kitchen.

The light and spacious dining room has a feature bay window overlooking the front and has ample room for a family dining table and sideboard.



# SELLER INSIGHT

“Originally dating back to the 1950s, this handsome family home, which has been extended and fully modernised, sits set back from the B4642 in the suburban village of Cawston just south west of the historic market town of Rugby. With the town centre within striking distance in one direction, and stunning Warwickshire countryside to the other, this is a home where you can enjoy the best of both worlds. 'We moved here 30-years ago and just loved the look of the house; it's full of character, very striking and has huge curb appeal – when you come through the gates the size and stature of the house really turns your head. We knew it had great potential for us to put our mark on it and create a large family home, which is just what we've done. It's the perfect balance between a traditional and modern home and is as brilliant for day-to-day living as it is for entertaining. The half-acre secluded landscaped gardens are an ideal size, plus the ample turning and parking space mean there is always space for guests. We've made some really happy memories with friends and family living here and whoever takes over from us will definitely do the same.'

'We've added a large extension to increase the kitchen and lounge size and fitted a 'wow factor' kitchen with a large island, this has proved excellent for both family and entertaining. Having patio doors leading out to the garden makes easy work of indoor to outdoor living – we love throwing open the doors on a summer day. The overall house has a feeling of comfort and space, plus it's very homely.'

'As the grounds wrap around the house and there are many well-established trees, it feels very secluded and peaceful – a real retreat away from the hustle and bustle of life. The garden cabin is a great addition which provided our daughter with a wonderful place to play and hang out whilst she was growing up.'

'Being on the fringes of Rugby means that we are very much connected to good amenities, including excellent schools, most notably the independent Rugby School, and good transport links. Equally, we are conveniently located for accessing country walks and lovely village pubs – the pub at Bilton is especially good. The village has a small primary school and local shops and is a friendly community.'

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















# KEY FEATURES

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## First Floor Accommodation

The first floor has a very spacious galleried landing with a feature front rear window and loft hatch. Bedrooms 2 and 3 are situated at the front with the main bedroom and bedrooms 4, 5 and 6 at the rear. The main bedroom has a dual aspect with front and rear windows and a decorative tiled en-suite comprising inset bath, pedestal wash hand basin, WC and tiled floor and walls with inset mirror. Bedroom 2 has a large window overlooking the front and an en-suite comprising an inset bath with hand shower and shower screen, pedestal wash hand basin, WC, and decorative wall tiles. Bedroom 3 is currently used as a study and has an attractive bay window with door leading to the spacious room above the double garage. This area would make a great play room, office or cinema room and has eaves storage, two roof light windows and cupboards housing the consumer unit and CCTV equipment.

Bedrooms 5 and 6 are similar size rooms and both have windows overlooking the rear garden with Bedroom 4 situated off the main landing with a large rear window. The family bathroom has decorative floor and wall tiles with inset bath, pedestal wash hand basin and WC. An opaque window completes this room.

























# KEY FEATURES

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## Rear Garden

The rear garden has a large paved patio which runs the length of the rear elevation proving a delightful place to sit in the summer months which continues to the substantial summer house having a charming veranda, glazed window and door. The garden is laid mainly to lawn with some established borders providing some privacy and screening. There is a large lawned area to the south west side of the property and wooden store housing the oil tank over to the North East Side. Wooden doors provide rear access to the double garage. There are pedestrian gates on either side of the property.

## Garage & Parking

Attractive brick walling leads you into the block paved frontage having ample space for parking, a turning area with feature fountain and additional lawn area with established hedging and planting providing privacy from the road. The double garage has two up and over doors, one automatic and has light and power connected. Within the garage there is an enclosed area housing the Potterton oil fired boiler and large water cylinder.









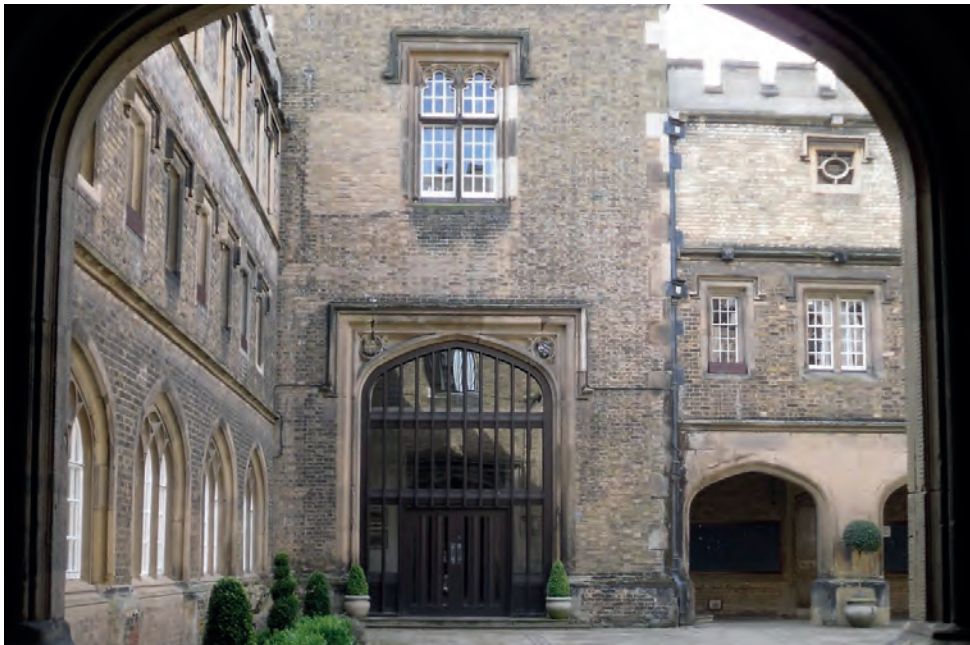


# LOCATION

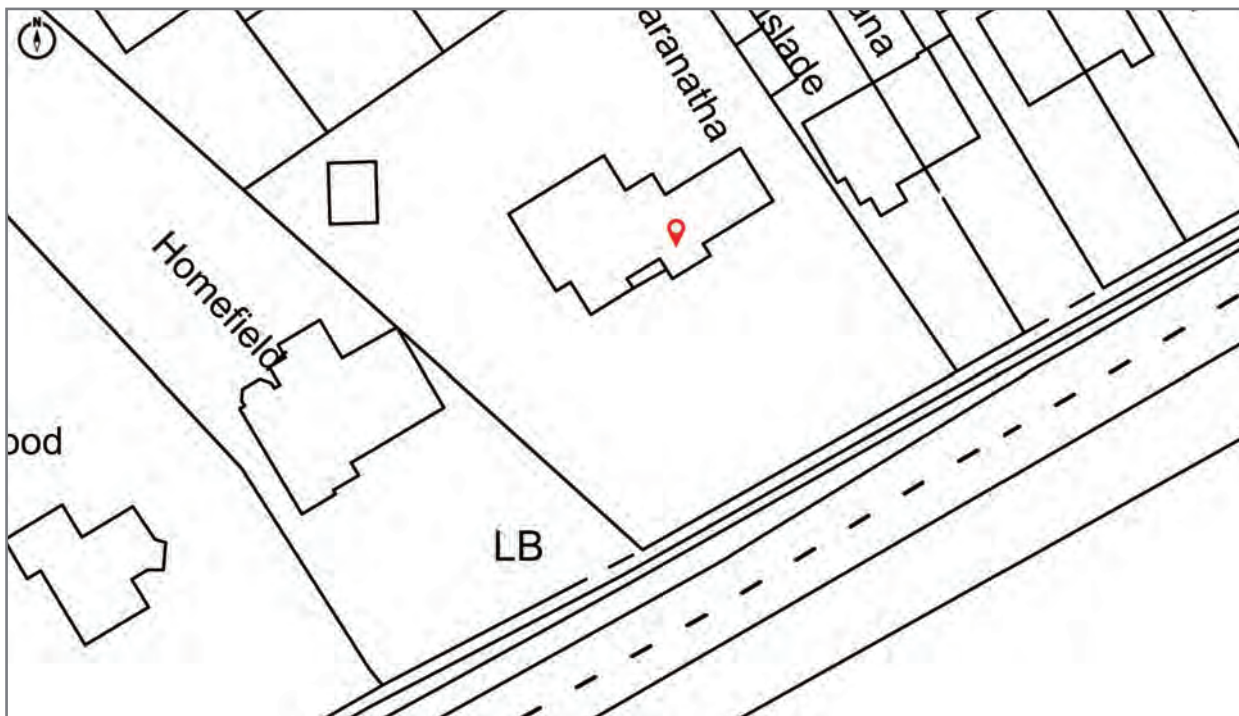
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The property is situated in the Cawston Parish, midway between Bilton and the Western relief road. From here it is about a two mile drive into the centre of Rugby where there is a good range of shopping facilities in the town centre as well as a main line station delivering commuters to Euston London in well under 50 minutes. There is also immediate access to the extensive motorway network giving access to the M1, M6, M69, A14 and the Midlands. Birmingham International Airport is a 30-minute drive away. Rugby and the surrounding area offers an impressive range of state and private schooling including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Crescent School and the world-renowned Rugby School.









# INFORMATION

## Additional Information/Planning

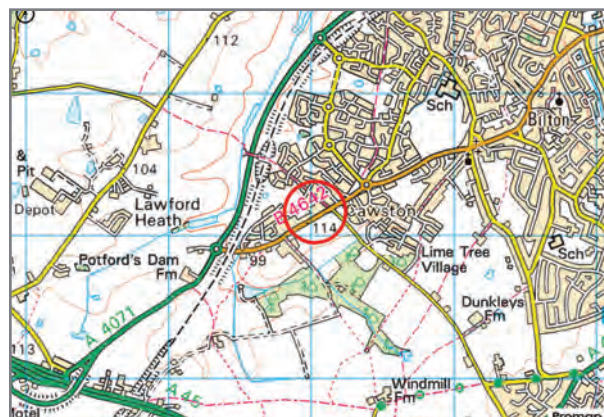
There is outline planning permission for 4 dwellings on the site which if built would require demolishing the existing dwelling however due to the size of the plot there may be the opportunity to further develop or build subject to planning permission. For more information on the outline planning please visit Rugby Planning Portal and search reference R19/1246

## Local Authority

Rugby Borough Council.  
Telephone (01788) 533533.  
Council Tax Band 'G'

## Services

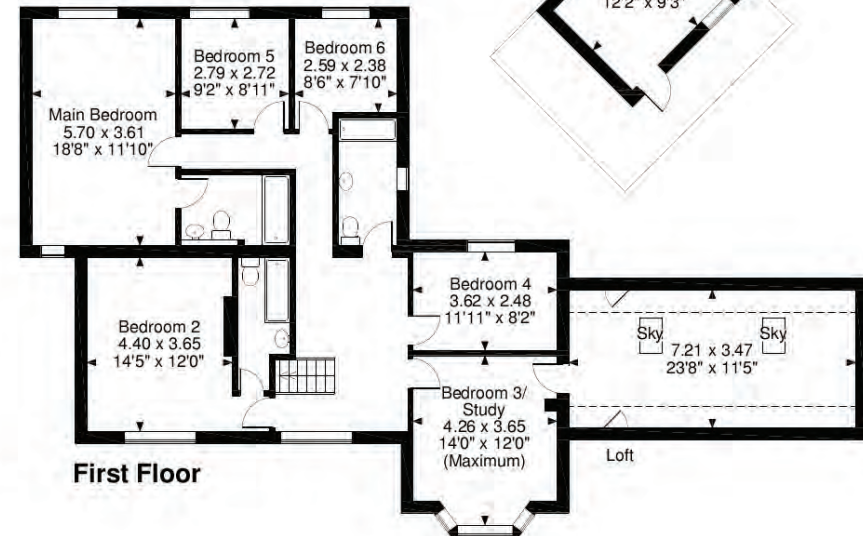
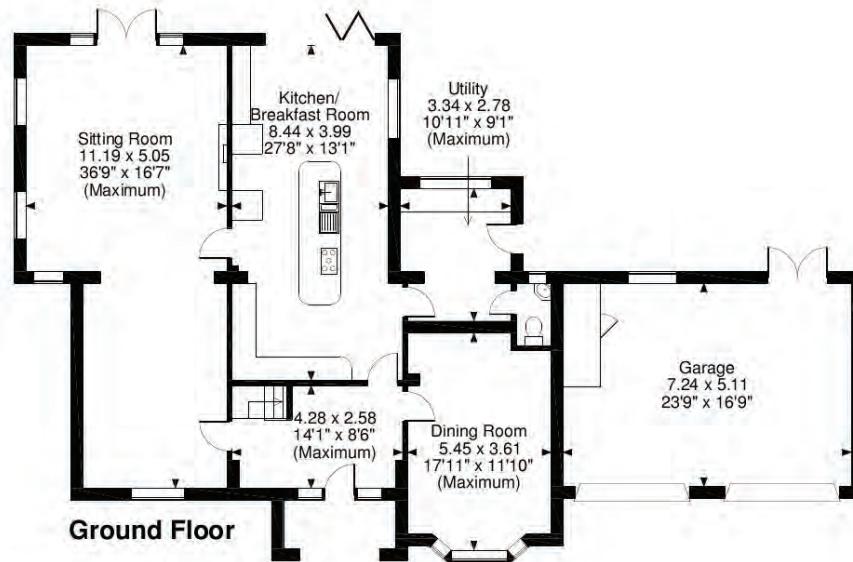
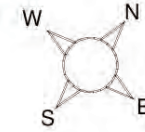
Mains water, electricity, drainage, oil central heating.



- Six Bedroom Detached Property
- No Onward Chain
- Sitting Room, Dining Room & Breakfast/Kitchen
- Utility & Cloakroom
- 2 En-Suite Bathrooms, Cloakroom & Family Bathroom
- Double Garage, Turning Circle and Ample Off Road Parking
- Just Under 0.5 Of An Acre Plot With Potential To Develop
- Excellent Local Schools & Amenities.
- Freehold



**Marantha, Coventry Road, Cawston, Rugby**  
**Approximate Gross Internal Area**  
**Main House = 2784 Sq Ft/259 Sq M**  
**Garage = 398 Sq Ft/37 Sq M**  
**Outbuilding = 113 Sq Ft/11 Sq M**

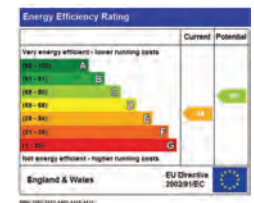


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





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