



22 Cawston Lane
Dunchurch | Rugby | Warwickshire | CV22 6QE

FINE & COUNTRY

22 CAWSTON LANE





Your Dream Home Awaits

A Charming Detached 3-Bedroom House

Nestled in the picturesque and sought-after village of Dunchurch, 22 Cawston Lane offers a unique opportunity to own a detached home with the potential to extend, subject to planning. This delightful property is perfect for families and those seeking a peaceful retreat with all the conveniences of village life. It is offered for sale with no onward chain.

KEY FEATURES

Property Features:

Spacious Open Plan Living & Dining Room

The heart of the home, this versatile space is perfect for entertaining and family gatherings. The open layout ensures a bright and airy atmosphere, making it ideal for modern living. Large windows allow natural light to flood in, creating a warm and welcoming environment. The living area provides ample space for relaxation and leisure, while the dining area is perfect for family meals.

Well-Appointed Kitchen

Adjoining the living and dining area, the kitchen offers ample storage and countertop space, catering to all your culinary needs. Equipped with modern appliances and stylish fittings, this kitchen is both functional and aesthetically pleasing. Whether you are preparing a quick breakfast or a gourmet dinner, this kitchen is designed to inspire your inner chef.

Sun Room/Conservatory

Connected to the kitchen, this charming space offers a tranquil spot to enjoy your morning coffee or unwind with a book while overlooking the pretty gardens. The sunroom/conservatory provides a seamless connection between indoor and outdoor living, making it a perfect space for year-round enjoyment. Flooded with natural light, it is an ideal place to relax and take in the views of the garden.

Cloakroom

Conveniently located off the hallway is the cloakroom which has also been designed to offer additional storage and space for the washing machine and tumble dryer.

Three Comfortable Bedrooms

Each bedroom is designed with comfort in mind, offering ample space and natural light, creating a restful haven for the whole family. The master bedroom is a spacious retreat with built-in wardrobes and a peaceful atmosphere. The additional bedrooms are generously sized, perfect for children, guests, or a home office.

Modern Bathroom

The family bathroom is well designed with good-quality fixtures and fittings. It features a bathtub separate shower, a stylish vanity unit, and plenty of storage space, providing both functionality and luxury.

























Front and Rear Gardens

The property has pretty well-maintained gardens, providing a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. The front garden offers excellent curb appeal with its pretty frontage while the enclosed rear garden is ideal for barbecues, family gatherings, and relaxation. The rear garden also provides access to the garage and has a useful potting shed.

Garage and Parking

A single garage and off road parking ensures convenience, catering to all your storage and parking needs. The garage offers additional storage space and potential for a workshop, making it a versatile addition to the property.







LOCATION

The Village of Dunchurch

Located in the heart of Warwickshire, Dunchurch is a thriving village known for its strong community spirit and excellent amenities. The village offers a range of local shops, cafes, and pubs, alongside reputable schools and recreational facilities. The beautiful surrounding countryside provides endless opportunities for outdoor pursuits, making it an ideal location for families and nature enthusiasts alike.

Community and Amenities

Dunchurch boasts a friendly and welcoming community, with regular events and activities that bring residents together. The village centre features a variety of local businesses, including charming boutiques, a post office, doctors, chemist, hairdressers and beauticians ensuring you have everything you need right on your doorstep.

Education and Recreation

For families, Dunchurch offers excellent educational facilities, with well-regarded primary and secondary schools nearby. Additionally, there are numerous recreational opportunities, including parks, sports clubs, and walking trails, ensuring an active and fulfilling lifestyle for all ages.

Accessibility

Despite its tranquil setting, Dunchurch is well-connected to larger towns and cities. The nearby town of Rugby offers further amenities and transport links, including a railway station with regular services to London and Birmingham. Major road networks, such as the M1 and M45, are easily accessible, making commuting and travel convenient.





INFORMATION

No Onward Chain

Simplifying the buying process, this property is available with no onward chain, allowing for a smooth and swift transition to your new home. This means you can move in as soon as you are ready without any delays, making the process hassle-free.

Services, Utilities & Property Information

Utilities - Mains Water, Electricity, Gas.

Mobile Phone Coverage - According to the signalchecker website 4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability - According to the Ofcom Broadband checker website Superfast Broadband Speed is available in the area.

Tenure – Freehold

Local Authority: Rugby Borough Council

Tax Band: E

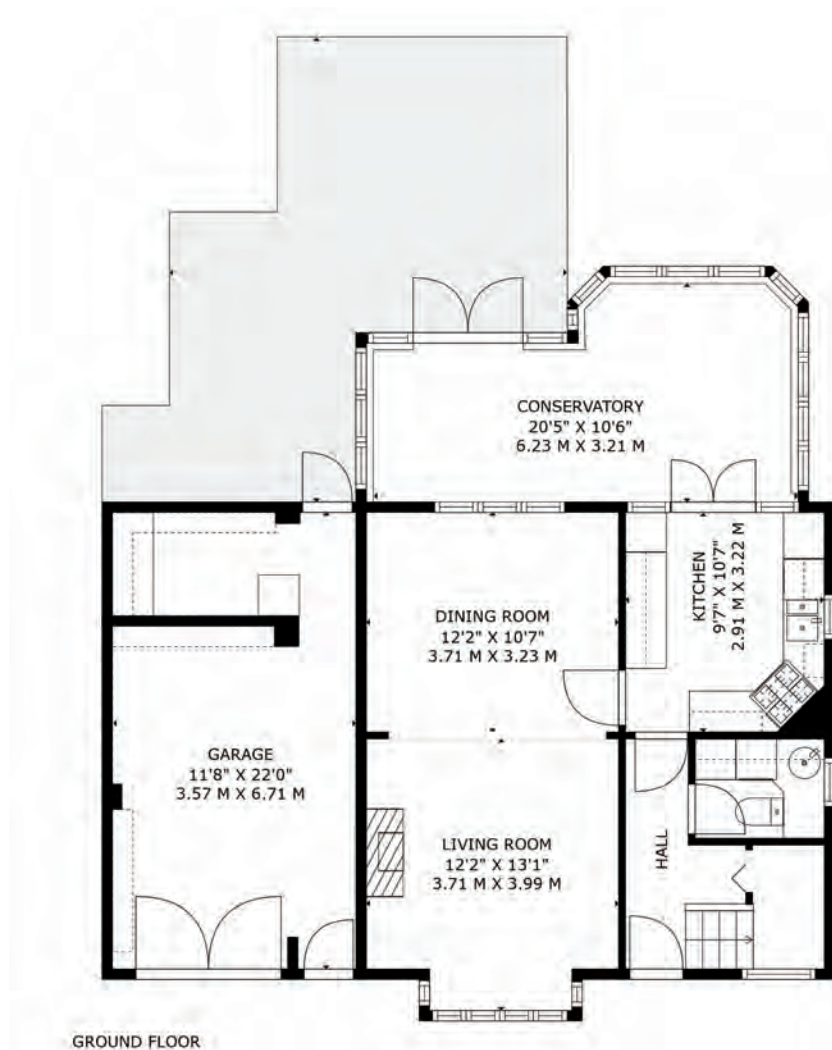
Directions – Postcode CV22 6QE

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

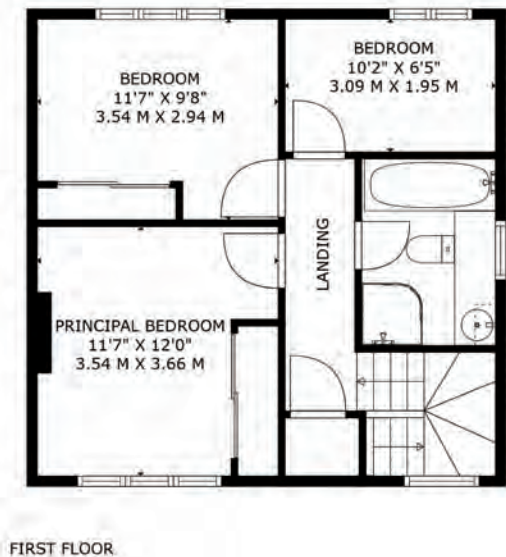
Viewing Arrangements

Strictly via the vendors sole agents Liz Teasdale & Nicola Loraine.



GROSS INTERNAL AREA: 1179 sq ft, 109 m2
 GARAGE: 253 sq ft, 24 m2

OVERALL TOTALS: 1432 sq ft, 133 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Offers over £425,000



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

*We value the little things
that make a home*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
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Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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

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