



For Sale

26 Alicia Close, Rugby

Guide Price £640,000

 **7**

 **5**

 **2**

 **460 m²**

 **211 m²**

Experience luxurious living in this stunning 7-bedroom home with 3 receptions and a spacious conservatory, located in the highly sought-after area of Cawston. Offering ample space for a growing family this unique property will not be around for long.

Discover this stunning 7-bedroom family home in the sought-after area of Cawston, Rugby, perfect for a growing family or those needing office space for remote work. With 3 receptions, including a large conservatory, 5 bathrooms, and a spacious kitchen/breakfast room, this gem offers luxurious living space spread over 3 floors. Additional features include parking for 5 cars, a double garage, and a private cul-de-sac location. On the 3rd floor is a large cinema room with a bar, ideal for all-round entertainment, formally used as a bedroom. Offers over £640,000 – register your interest now to avoid missing out!

Tenure FREEHOLD

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Superfast broadband (FTTC) is available in the area, current provider is Sky.

Utilities: Mains gas, electricity, mains water and broadband are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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GROSS INTERNAL AREA: 2278 sq ft, 211 m²
 LOW CEILINGS: 211 sq ft, 20 m²
 GARAGE: 296 sq ft, 27 m²
OVERALL TOTALS: 2785 sq ft, 258 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



- 7 Bedrooms (2 x rooms being used as office space and a Cinema room with bar)
- 3 Receptions Including
- Large Conservatory
- 5 Bathrooms
- Kitchen/Breakfast Room
- Perfect Family Home Spread Over 3 Original Floors
- Parking for 5 cars + Double Garage
- Located on a Private Cul-de-Sac
- **** NO ONWARD CHAIN ****

