



EDWARD KNIGHT
ESTATE AGENTS

WHITE GABLES, COVENTRY ROAD, CAWSTON, RUGBY, CV22 7RY

OFFERS OVER £600,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial detached property that occupies a large plot which is located just off the Coventry Road in Cawston. The property has been extended and re-fitted throughout the versatile accommodation which is set over three floors.

The ground floor boasts a spacious and bright entrance hall, sitting room with bay window, large open plan living room with bay window and patio doors which lead to the conservatory. The kitchen dining room is particularly large and includes a range of fitted appliances and centre island, there is also a utility room and WC located off the entrance hall.

The first floor includes a family bathroom with roll top bath and walk-in shower. There are three double bedrooms, one of which is the master bedroom that includes a dressing area and en suite shower room.

The second floor has two further double bedrooms with dual aspect windows which offer views of open countryside and the neighbouring children's play area.

Externally the property is extremely enviable, the front garden alone offers excessive parking, turning space and even a good size walled garden and seating area. The rear garden is similarly large and includes a well tended lawn, paved patio entertaining area and timber framed summer house.



LOCATION

The property is located on the edge of Cawston Fields and is just a short walk to the local parade of shops, Cawston Primary School, the children's play area and various other parks and nature walks.

Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks, including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character, including a beautiful village green which is renowned in the spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent primary schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with independent schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state secondary and independent schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls in



nearby Bilton and Lawrence Sheriff for boys which is located in Rugby's centre as well as Bilton school and Rugby Free School.

ENTRANCE HALL

21' 3" x 10' 0" (6.48m x 3.05m)

LIVING ROOM

26' 4" x 13' 6" (8.03m x 4.11m)

CONSERVATORY

13' 0" x 15' 8" (3.96m x 4.78m)







SITING ROOM

13' 10" x 13' 5" (4.22m x 4.09m)

KITCHEN DINING ROOM

21' 8" x 20' 4" (6.6m x 6.2m)

CLOAKROOM/UTILITY ROOM

8' 5" x 7' 2" (2.57m x 2.18m)

FIRST FLOOR

LANDING

8' 8" x 9' 5" (2.64m x 2.87m)

MASTER BEDROOM

24' 10" x 13' 7" (7.57m x 4.14m)

ENSUITE SHOWER ROOM

9' 7" x 5' 2" (2.92m x 1.57m)

BEDROOM TWO

11' 10" x 13' 4" (3.61m x 4.06m)

BEDROOM THREE

10' x 12' 4" (3.05m x 3.76m)

FAMILY BATHROOM

7' 5" x 9' 10" (2.26m x 3m)

SECOND FLOOR

BEDROOM FOUR

9' 6" x 16' 6" (2.9m x 5.03m)

BEDROOM FIVE

15' 10" x 13' 5" (4.83m x 4.09m)

GARAGE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	