



**EDWARD KNIGHT**  
ESTATE AGENTS

38 CLEMENT WAY, CAWSTON, CV22 7FH

£325,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented, four bedroom detached property which is situated in the highly sought after area of Cawston, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages. In brief the accommodation comprises of an entrance hall, living room, separate dining room, kitchen/dining room and W.C. To the first floor there are four well proportioned bedrooms with the master bedroom having an en-suite shower room and a separate family bathroom. Externally the property benefits from a low maintenance garden, single garage and off road parking.



## LOCATION

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 good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private 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 and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.









**ENTRANCE HALL**

9' 4" x 8' 5" (2.84m x 2.57m)

**W.C**

5' 5" x 3' 8" (1.65m x 1.12m)

**DINING ROOM**

11' 6" x 8' 9" (3.51m x 2.67m)

**LOUNGE**

18' 1" x 13' 5" (5.51m x 4.09m)

**KITCHEN/DINER**

17' 4" x 8' 8" (5.28m x 2.64m)

**BEDROOM TWO**

12' 5" x 9' 1" (3.78m x 2.77m)

**BEDROOM FOUR**

10' 5" x 6' 7" (3.18m x 2.01m)

**BEDROOM ONE**

11' 2" x 9' 6" (3.4m x 2.9m)

**ENSUITE**

6' 3" x 4' 2" (1.91m x 1.27m)

**BEDROOM THREE**

11' 1" x 8' 2" (3.38m x 2.49m)

**BATHROOM**

6' 7" x 6' 5" (2.01m x 1.96m)





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		