



EDWARD KNIGHT
ESTATE AGENTS

5 EDWIN CLOSE, CAWSTON, RUGBY, CV22 7FA





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate, show home condition, four-bedroom property located within the sought after area of Cawston. This impressive property occupies a particularly enviable plot, being privately tucked away at the end of a quiet cul de sac where the property boasts a private driveway with detached double garage and gardens to three sides of the property.

In brief the accommodation comprises of a spacious entrance hall, family room, living room with bay window, dining room with bay window, recently fitted modern kitchen/breakfast room with bay window and a downstairs bathroom. To the second floor there is a family bathroom, four spacious bedrooms the master benefitting from an ensuite shower room and fitted wardrobes.

Externally, the property boasts a stunning garden that has been beautifully maintained by the current owner, generous laid to lawn gardens sit to the front, side and rear of the property. There are also multiple seating which are ideal for entertaining guests and alfresco dining.

Viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

The property is located on the edge of Cawston 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 southwest 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), 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 nearby 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

9' 7" x 12' 4" (2.92m x 3.76m)

LIVING ROOM

17' 8" x 12' 4" (5.38m x 3.76m)

SITTING ROOM

12' 4" x 9' 6" (3.76m x 2.9m)

W.C

3' 1" x 9' 6" (0.94m x 2.9m)

DINING ROOM

12' 6" x 9' 6" (3.81m x 2.9m)

KITCHEN AREA

11' 3" x 11' 6" (3.43m x 3.51m)

UTILITY AREA

6' 9" x 6' (2.06m x 1.83m)

LANDING

7' 7" x 15' 8" (2.31m x 4.78m)

MASTER BEDROOM

14' 6" x 10' (4.42m x 3.05m)

ENSUITE

6' 5" x 8' 8" (1.96m x 2.64m)

BEDROOM TWO

9' 6" x 11' 9" (2.9m x 3.58m)

BEDROOM THREE

10' x 12' 5" (3.05m x 3.78m)

BEDROOM FOUR

8' x 12' 0" (2.44m x 3.66m)

BATHROOM

6' 4" x 11' 7" (1.93m x 3.53m)

GARAGE

17' 3" x 17' 8" (5.26m x 5.38m)



