



EDWARD KNIGHT
ESTATE AGENTS

3 MELTON COURT, CAWSTON, RUGBY, CV22 7TE

£435,000





PROEPRTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented detached home which is situated in a particularly quiet and picturesque position within the Cawston Fields development.

This attractive property was originally constructed in 2010 be William Davis Homes in 2010. The accommodation includes an entrance porch and spacious entrance hall, kitchen breakfast room with utility, study, living room with bay window and dining room with adjoining sun room overlooking the rear garden. The first floor boasts a family bathroom with shower and four well proportioned bedrooms with master ensuite shower room.

Externally the property has a pretty front garden with paved driveway providing parking for two vehicles as well as access to the detached single garage. the rear garden is very private and includes a patio for entertaining and lawned garden with mature flower beds and shrubs.

Thanks to this properties enviable position, Melton Court features views of Cawston's beautiful countryside and the nearby nature walk, being excellent for dog walkers and those seeking a quiet residence, but still within walking distance of amenities.

Viewings for this no chain property are strictly by appointment with Edward Knights Regent Street offices.

LOCATION

The property is located on the edge of the Cawston Fields development 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.

GROUND FLOOR

ENTRANCE PORCH

6' 6" x 2' 10" (1.98m x 0.86m)

ENTRANCE HALL

12' 10" x 7' 6" (3.91m x 2.29m)

LIVING ROOM







18' 10" x 11' 6" (5.74m x 3.51m)

DINING ROOM

11' 5" x 11' 4" (3.48m x 3.45m)

SUMMER ROOM

12' 12" x 10' 9" (3.96m x 3.28m)

KITCHEN/BREAKFAST ROOM

14' 10" x 12' 3" (4.52m x 3.73m)

UTILITY ROOM

5' 8" x 9' 2" (1.73m x 2.79m)

STUDY

7' 8" x 6' 4" (2.34m x 1.93m)

WC

7' 10" x 3' 6" (2.39m x 1.07m)

FIRST FLOOR

LANDING

17' 6" x 6' 4" (5.33m x 1.93m)

MASTER BEDROOM

11' 8" x 11' 8" (3.56m x 3.56m)

ENSUITE

5' 2" x 6' 8" (1.57m x 2.03m)

BEDROOM TWO

11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM THREE

10' 3" x 8' 2" (3.12m x 2.49m)

BEDROOM FOUR

8' 6" x 9' 3" (2.59m x 2.82m)

FAMILY BATHROOM

7' 2" x 7' 2" (2.18m x 2.18m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		