

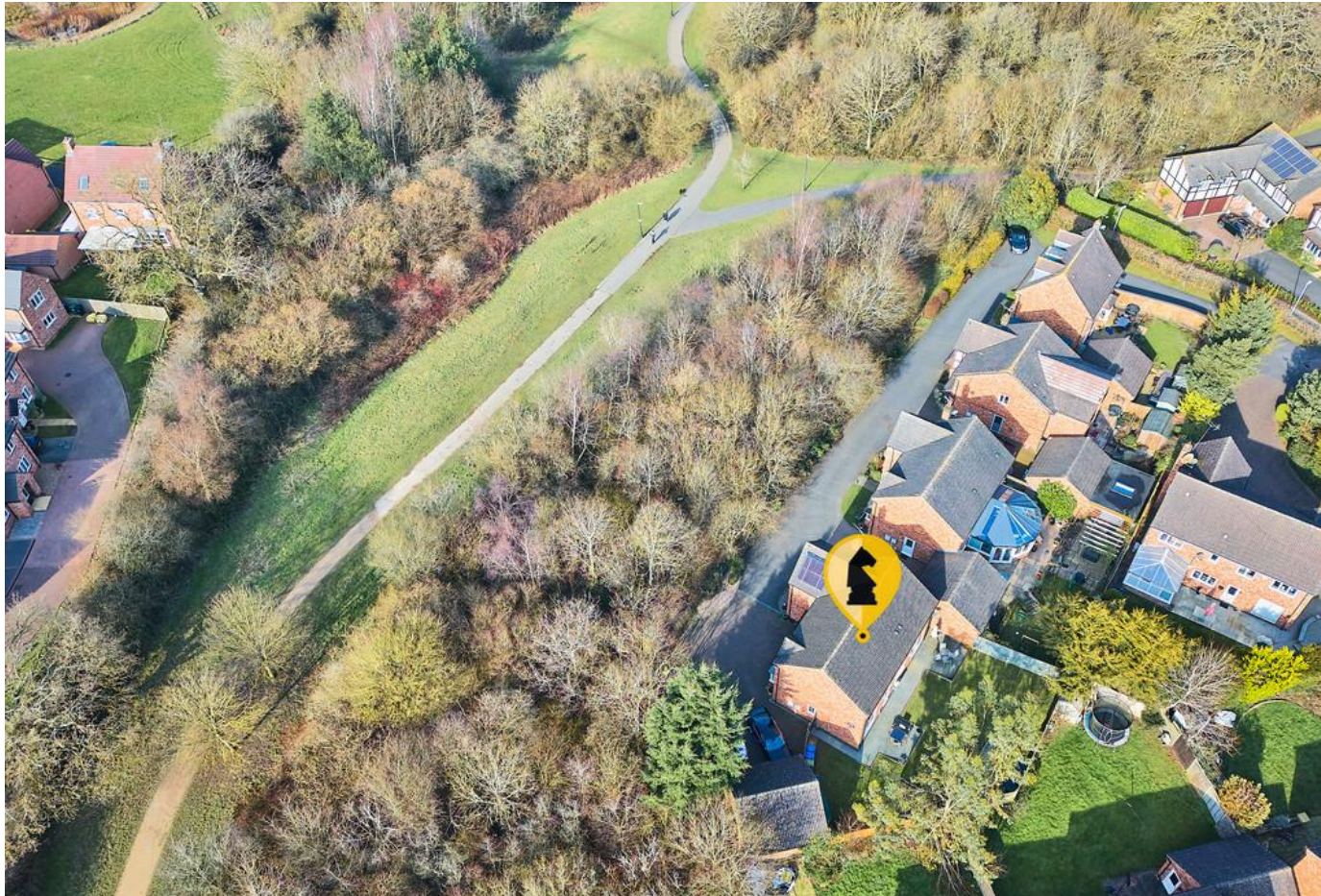


EDWARD KNIGHT
ESTATE AGENTS

25 CAVE CLOSE, CAWSTON, RUGBY, CV22 7GL

GUIDE PRICE £585,000





PROPERTY SUMMARY

We are delighted to offer for sale this well presented and versatile five bedroom detached family home which was built by Messrs Twigden Homes and is located at the end of a quiet cul de sac on a corner plot in the ever popular residential area of Cawston.

In brief the accommodation comprises of an entrance hall, cloakroom, lounge with feature fireplace with granite hearth and double doors leading to a recently refitted kitchen/dining room with integrated appliances, separate utility room and a family room/snug. To the first floor there are five well proportioned bedrooms with the master bedroom benefitting from built in bedroom furniture and a refitted en-suite.

Externally the property has an enclosed rear garden ideal for alfresco dining and to the front is a block paved driveway providing ample off road parking and leading to a double garage. The front of the property offers a good degree of privacy.

Viewing is highly recommended to appreciate everything that this family home has to offer.



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 excellent 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

LOUNGE

17' 4" x 10' 10" (5.28m x 3.3m)

KITCHEN/DINING ROOM

11' 7" x 11' 4" (3.53m x 3.45m)

UTILITY ROOM

9' 3" x 5' 1" (2.82m x 1.55m)

SNUG/FAMILY ROOM

9' 8" x 9' 7" (2.95m x 2.92m)



STUDY

9' 8" x 6' 4" (2.95m x 1.93m)

FIRST FLOOR

LANDING

BEDROOM

12' 6" x 10' 11" (3.81m x 3.33m)

EN-SUITE

7' 11" x 4' 7" (2.41m x 1.4m)



BEDROOM

12' 1" x 9' 5" (3.68m x 2.87m)

BEDROOM

10' 6" x 9' 9" (3.2m x 2.97m)

BEDROOM

11' 7" x 9' 2" (3.53m x 2.79m)

BEDROOM

7' 10" x 6' 0" (2.39m x 1.83m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		