



**EDWARD KNIGHT**  
ESTATE AGENTS

17 DRUMMOND ROAD, CAWSTON, RUGBY, CV22 7TN

£399,950







## PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this impeccably maintained and thoughtfully extended detached family home, situated within the highly sought-after and prestigious Cawston Fields development.

This exceptional residence offers generously proportioned accommodation arranged over two well-planned floors, complemented by a substantial driveway providing ample off-road parking alongside a single garage conveniently positioned adjacent to the property.

Upon entering, you are welcomed by a practical entrance porch leading into a spacious entrance hall. The ground floor accommodation comprises a convenient cloakroom, a comfortable living room, and an extended dining room that seamlessly connects with a stunning, contemporary fitted kitchen breakfast room. The kitchen benefits from integrated high-quality appliances and is further enhanced by a versatile utility room, providing excellent functionality for modern family living.

To the first floor, the property features three generously sized bedrooms. Bedrooms one and two benefit from a variety of built-in wardrobes, while bedroom three offers flexible space without fitted storage. The master bedroom enjoys the luxury of an en suite shower room, and the family bathroom serves the remaining bedrooms with well-appointed fixtures and fittings.

Externally, the property boasts multiple off-road parking spaces in addition to the single garage. The attractive west-facing rear garden is a particular highlight, featuring a well-maintained lawn and a spacious patio area, ideal for alfresco dining and entertaining in a sunny, private setting.



This outstanding family home offers a perfect blend of style, space, and convenience within a desirable residential community. Viewings are strictly by appointment and can be arranged through Edward Knight's Regent Street office.

## LOCATION

This property enjoys a prime position on the edge of the prestigious Cawston Fields development, offering convenient access to a variety of local amenities. Residents benefit from a short, pleasant walk to the nearby parade of shops, the well-regarded Cawston Primary School, a dedicated children's play area, as well as several picturesque parks and scenic nature walks, ideal for outdoor leisure and family activities.

Cawston itself is a desirable suburban village situated to the south-west of Rugby, in close proximity to the charming neighbouring village of Bilton. The property lies approximately two miles from Rugby Town Centre, providing excellent connectivity and access to Rugby Railway Station. This station offers a high-speed rail service to London Euston, with journey times of under 50 minutes, making it an excellent location for commuters. Furthermore, the village benefits from strategic accessibility to major road networks including the A45, M45, M1, and M6, facilitating convenient travel throughout the Midlands and beyond.

Just a short stroll away, Bilton Village retains much of its traditional charm, featuring a beautiful village green famed for its vibrant spring display of crocuses. Bilton offers a wealth of local amenities including two supermarkets, two historic public houses-the George and The Black Horse-a well-equipped doctor's surgery, dentist, chemist, hairdressers, beauty salons, several coffee shops and eateries, as well as a butcher's shop.



The village is also home to four churches, notably St Mark's Church, which dates back to the 14th century and adds a rich sense of heritage to the community.









Families will appreciate the excellent educational opportunities in the area. Primary education options include Cawston Primary School, Bilton Primary School, and Bilton Junior School. For those seeking independent schooling, Crescent School and Bilton Grange Preparatory School offer highly regarded alternatives. Secondary education is readily available at Bilton School and Rugby Free School, with further prestigious state and independent options within Rugby itself. Among these are the internationally renowned Rugby School, Rugby High School for Girls located in nearby Bilton, and Lawrence Sheriff School for boys, situated in the town centre. This diverse educational offering caters comprehensively to a broad spectrum of academic needs and aspirations.

#### ENTRANCE PORCH

7' 2" x 3' 5" (2.18m x 1.04m)

#### ENTRANCE HALL

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

#### GROUND FLOOR WC

5' 7" x 3' 3" (1.7m x 0.99m)

#### LIVING ROOM

#### KITCHEN BREAKFAST ROOM

18' 2" x 9' 10" (5.54m x 3m)

#### UTILITY ROOM

6' 7" x 7' 9" (2.01m x 2.36m)

#### DINING ROOM

9' 6" x 10' 3" (2.9m x 3.12m)

#### FIRST FLOOR LANDING

11' 2" x 6' 9" (3.4m x 2.06m)

#### MASTER BEDROOM

11' 3" x 17' 5" (3.43m x 5.31m)

#### EN SUITE

6' 1" x 7' 5" (1.85m x 2.26m)

#### BEDROOM TWO

10' 1" x 9' 7" (3.07m x 2.92m)

#### BEDROOM THREE

7' 2" x 10' 2" (2.18m x 3.1m)

#### FAMILY BATHROOM

6' 9" x 10' 1" (2.06m x 3.07m)

#### OUTSIDE

#### GARAGE





Total area: approx. 103.6 sq. metres (1115.6 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |