



EDWARD KNIGHT
ESTATE AGENTS

116 CYMBELINE WAY, WOODLANDS, RUGBY, CV22 6LA

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully maintained four-bedroom detached residence, offered to the market with no onward chain and situated within one of Rugby's most desirable suburbs, Woodlands. Occupying an enviable plot, the property benefits from a generous driveway, car port, single garage, and a mature, well-established rear garden that enjoys a private outlook backing onto the Rugby High School playing fields. The home further features uPVC double glazing throughout and a recently installed combi boiler, enhancing both comfort and energy efficiency.

Upon entering, you are welcomed by a bright and inviting entrance hall which gives access to the guest WC. The spacious living room provides an excellent reception space and opens seamlessly into the L-shaped dining room, which is centred around an attractive feature fireplace-ideal for family living and entertaining. The modern, well-appointed kitchen offers a comprehensive range of fitted units and integrated appliances, along with a useful side door providing direct access to the rear garden.

The first floor comprises four well-proportioned bedrooms, each offering comfortable accommodation. The master bedroom is particularly impressive, benefitting from a bespoke range of fitted wardrobes that provide ample storage. The bedrooms are served by a refitted shower room.

Externally, the property continues to impress with several practical outbuildings offering additional storage solutions, along with the garage which is equipped with power and lighting. The beautifully tended rear garden provides a peaceful retreat, featuring established planting and exceptional privacy.

This superb property represents an excellent opportunity to acquire a spacious family home in a highly sought-after location, available with no onward chain.

LOCATION

The Woodlands area of Rugby is one of the town's most sought-after residential locations, well regarded for its peaceful, family-orientated atmosphere, established tree-lined streets, and excellent access to local amenities. Set to the north-west of Rugby town centre, Woodlands offers a harmonious blend of convenience and community, making it an ideal setting for families, professionals, and those seeking a tranquil yet well-connected place to live.

Education is a key attraction for residents, with several well-regarded schools situated close by. Rokeby Primary School, Bawnmore Infant School and Cawston Grange Primary School are highly respected for their strong academic standards, supportive environments, and broad extracurricular provision. Secondary education is equally well served, with the Ofsted-rated 'Outstanding' Rugby High School for Girls and Lawrence Sheriff School within easy reach, along



with Rugby Free Secondary School, which continues to grow in reputation and facilities. The area also benefits from proximity to Rugby School, the world-renowned independent institution steeped in history and academic excellence.







The Woodlands community enjoys a wide selection of everyday conveniences, including local shops, supermarkets, cafes, and popular takeaways, while the town centre is just a short drive away and offers an extensive choice of restaurants, leisure facilities, gyms, and retail outlets. For outdoor enthusiasts, the area provides ample green spaces, walking routes, and access to nearby parks, offering ideal spots for relaxation, dog walking, and family activities.

Commuters will appreciate the excellent transport connections. Rugby Train Station provides direct services to London Euston in under an hour, as well as frequent links to Birmingham, Coventry, and Northampton. Major road networks including the M1, M6, A14, and A5 are easily accessible, making Woodlands a convenient base for those needing regional or national travel.

Overall, the Woodlands area combines a welcoming residential feel with strong schooling options, a well-established community spirit, and outstanding transport links-making it a consistently desirable and well-connected part of Rugby.

GROUND FLOOR

GUEST WC

5' 10" x 5' 8" (1.78m x 1.73m)

ENTRANCE HALL

16' 1" x 6' 6" (4.9m x 1.98m)

LIVING ROOM

10' 6" x 16' 10" (3.2m x 5.13m)

DINING ROOM

11' 2" x 10' 1" (3.4m x 3.07m)

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 5" (3.38m x 3.18m)

FIRST FLOOR

LANDING

6' 4" x 12' 9" (1.93m x 3.89m)

MASTER BEDROOM

14' 10" x 8' 10" (4.52m x 2.69m)

BEDROOM TWO

9' 3" x 10' 8" (2.82m x 3.25m)

BEDROOM THREE

12' 4" x 7' 9" (3.76m x 2.36m)

BEDROOM FOUR

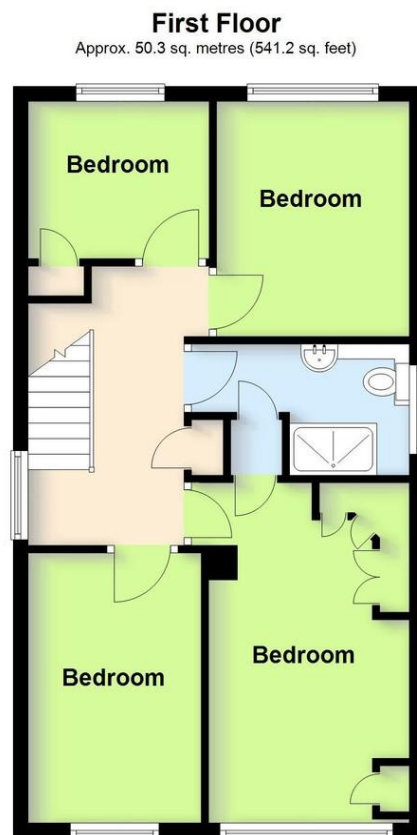
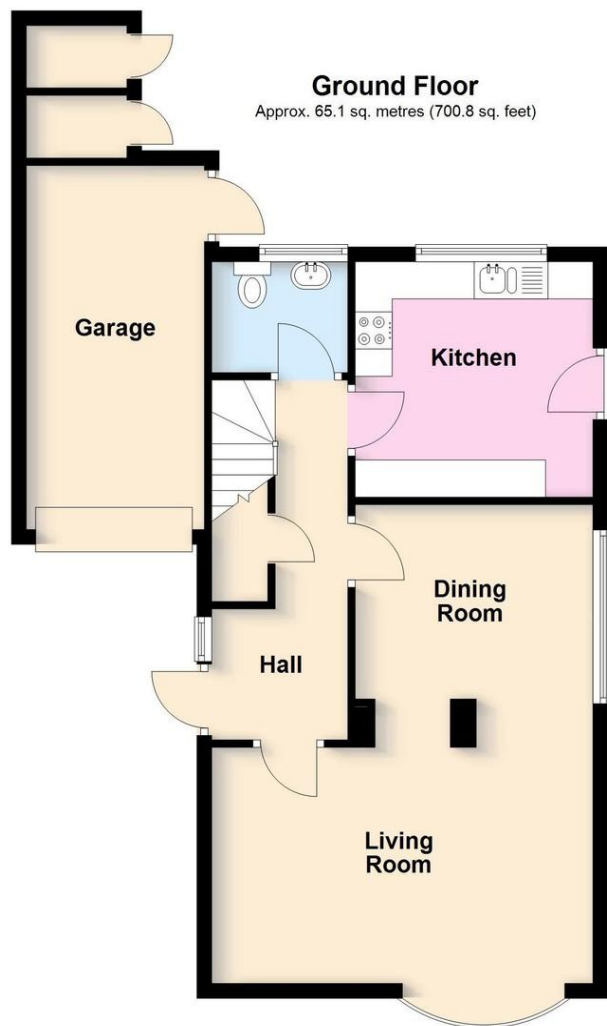
7' 2" x 8' 2" (2.18m x 2.49m)

SHOWER ROOM

11' 4" x 5' 9" (3.45m x 1.75m)

GARAGE

16' 3" x 7' 10" (4.95m x 2.39m)



Total area: approx. 115.4 sq. metres (1242.0 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		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		