



EDWARD KNIGHT  
ESTATE AGENTS

19 DRUMMOND ROAD, CAWSTON, RUGBY, CV22 7TN

£400,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this impeccably maintained detached family home, located 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 and a single garage conveniently positioned adjacent to the property.

Upon entering, a practical entrance hall with an adjoining guest WC welcomes you. The ground floor comprises a comfortable living room and an open-plan, contemporary fitted kitchen and dining area. The kitchen is equipped with high-quality integrated appliances and is further enhanced by a versatile utility room, offering excellent functionality for modern family living.

The first-floor features four well-sized bedrooms, with the master bedroom benefitting from a luxurious en suite shower room. A family bathroom serves the remaining bedrooms, fitted with contemporary fixtures and finishes.

Externally, the property offers multiple off-road parking spaces alongside the single garage. The rear garden is of a generous size, featuring a well-maintained lawn and a spacious patio area, perfect for alfresco dining and entertaining in a private, sunny setting.

This outstanding family home combines style, space, and practicality, situated within a highly 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.

## GROUND FLOOR

### ENTRANCE HALL

7' 1" x 7' 1" (2.16m x 2.16m)

### GUEST WC

### LIVING ROOM

11' 5" x 21' 6" (3.48m x 6.55m)

### KITCHEN DINING ROOM

21' 6" x 9' 6" (6.55m x 2.9m)

### UTILITY ROOM

6' 7" x 9' 9" (2.01m x 2.97m)

## FIRST FLOOR

### MASTER BEDROOM

13' 3" x 11' 5" (4.04m x 3.48m)

### EN SUITE SHOWER ROOM

### BEDROOM TWO

9' 7" x 12' 10" (2.92m x 3.91m)

### BEDROOM THREE

9' 8" x 8' 1" (2.95m x 2.46m)

### BEDROOM FOUR

9' 6" x 8' 2" (2.9m x 2.49m)

### FAMILY BATHROOM

### OUTSIDE

### SINGLE GARAGE AND DRIVEWAY

