



22 Roundhouse Drive

CAWSTON, RUGBY, CV22 7YX

Henry James
The **Rugby** Property Expert





If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Detached Home

Three Generous Bedrooms

Spacious Rear Garden

Single Garage

Open-Plan Kitchen & Dining Room

Grandiose Living Room With Feature Fireplace

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

EPC Rating - B





It's a pleasure to introduce you to this beautifully presented detached family home. This idyllic detached family home is perfect for modern living with three bedrooms, three bathrooms, a stylish open-plan kitchen diner and a spacious family room with ample space for entertaining family and friends, a single garage and a driveway with space to accommodate parking for a total of three cars.

This beautifully presented three bedroom detached family home offers a very spacious rear garden. The rear of the property offers a very special feature. A recessed Pergola with built-in seats. Additionally, there is a decked area for a hot tub or a jacuzzi. The generous rear garden is perfectly maintained with neatly cut hedges, beautiful landscaping and a wealth of lush green grass perfect for children to play and for memorable summer parties with family and friends. The rear garden offers side access to the front and is also home to a spacious wooden garden shed.

This gorgeous home is ideally located in the highly sought after area of Cawston to access Cawston Play Area, Cawston Grange Primary School and the Cawston Greenway footpath. Cawston is well served by a variety of local shops, eateries and a community centre and benefits from having excellent commuter links with regular bus services, easy access to Rugby Railway Station and to Rugby's excellent network of motorways.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“Our favourite room has to be the living room. It is where we all wind down after a day at work and school, as a family, we love to spend time together relaxing on the sofa.”

“Christmas Time the house really comes in to its own, we always have a huge Christmas tree in the living room with the fireplace on and it just feels so cozy and festive.”

“In the warmer months, the garden is the best place to be. Over the years we have made a receded pergola space that is our all time favourite place to cook barbecues and spend time with friends and family.”



“Our favourite room – The Living Room”

Directions

Head north-west on M45. At Thurlaston Interchange, take the 1st exit onto A45. Continue to follow A45. Take the A4071 exit towards Rugby. At the roundabout, take the 2nd exit onto Whitefriars Drive. At the next roundabout, continue straight to stay on Whitefriars Drive. Turn left onto Danebury Way. Turn right onto Roundhouse Drive. 22 Roundhouse Drive, Rugby, CV22 7YX will be on the left.

Services Mains

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall,
Evreux Way,
Rugby,
CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

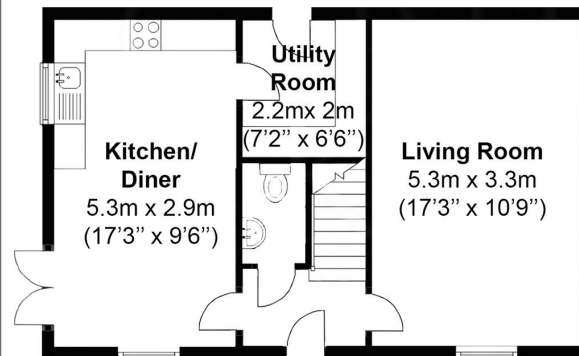
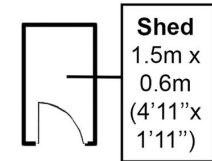
Amenties/Distances

Town Centre 2.5 miles
Primary Schools 0.6 miles
Train Station 3.4 miles
Motorway links 3.2 miles
Airport 21.9 miles
Nearest City 11.8 miles
Bus Station 0.5 miles
University 11.1 miles
Hospital 10.3 miles

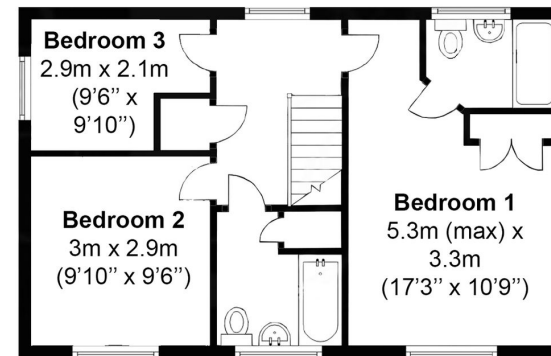
Roundhouse Drive, Rugby, CV22



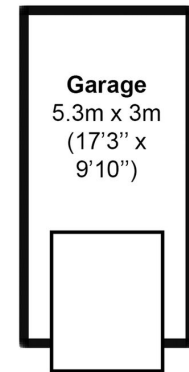
Total approximate area - 112 sq.m. / 1205 sq.ft.
Area of House - 96 sq.m. / 1033 sq.ft.



Ground Floor



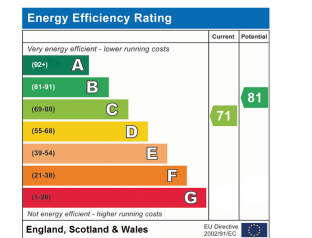
First Floor



Not to scale - for identification only

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

The **Rugby** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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