



6 Hambledon Close, Cawston, Rugby, Warwickshire, CV22 7YR

HOWKINS &
HARRISON

6 Hambledon Close, Cawston,
Rugby, Warwickshire, CV22 7YR

Guide Price: £450,000

This four bedroomed detached family property offers spacious and well appointed accommodation with a private south facing garden. It is located in an enviable position, in the popular residential area of Cawston overlooking and directly facing the attractive Cawston Greenway nature reserve, and is within walking distance to excellent schooling, local shops and amenities. The property further benefits from off-road driveway parking to the front.

Features

- Spacious four bedroom detached property
- Two reception rooms
- Kitchen/dining room
- Fitted wardrobes to some of the bedrooms
- Enclosed south facing rear garden
- On the edge of the sought after residential area of Cawston
- Private location with access to country walks
- Walking distance to local shops and Cawston Grange
- Off-road driveway parking



Location

Cawston is ideally placed for commuters and popular with families owing to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school with nursery on-site and a community centre which offers a wide variety of activities and local resident functions. Cawston has plenty of open space for walks including the Cawston Greenway which is a former disused railway which has been turned into a nature and butterfly reserve. There are several children's parks and Bilton village is within walking distance with its wider range of facilities which include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop. Primary schooling is available at Cawston Grange Primary School with further primary schooling at Bilton Junior School and Henry Hinde School, both of which are within walking distance. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School as well as catchment for Dunchurch Primary School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



Ground Floor

The property is entered via a bright and welcoming entrance hall, featuring tiled flooring and stairs rising to the first floor. From here, doors lead to the principal ground floor accommodation, including a convenient downstairs cloakroom fitted with a wash hand basin and WC. The generously proportioned sitting room is a light and inviting space, benefitting from large windows which make the most of the attractive open views to the front of the property. Also accessed from the entrance hall is a versatile family room, which enjoys similarly delightful views to the front and offers additional space for relaxing or entertaining. The tiled flooring continues through to the spacious kitchen/dining room, which forms a wonderful hub of the home. A large window and French doors allow natural light to flood the room, whilst providing direct access to the garden, ideal for indoor and outdoor entertaining. The kitchen is fitted with a comprehensive range of contemporary white high-gloss wall and base units, offering ample storage and complemented by generous work surfaces. Integrated appliances include an under-counter fridge, freezer and dishwasher, together with a gas hob, separate oven and grill, and a ceramic sink with drainer. Conveniently positioned off the kitchen is a practical utility room, fitted with additional storage units and space and plumbing for a washing machine and tumble dryer. The utility room also houses the boiler and benefits from a separate external door providing access to the rear of the property.



First Floor

The spacious galleried landing provides access to four well-proportioned bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a delightful and generously sized room, enjoying pleasant views over the rear garden and featuring fitted plantation shutters. This bedroom also benefits from its own private en-suite shower room. Bedroom four is also positioned to the rear of the property and features fitted shutters, whilst bedrooms two and three enjoy attractive views to the front, overlooking the picturesque Cawston Greenway opposite. The spacious family bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over and glass shower screen, a wall-mounted wash hand basin and WC, creating a stylish and practical space for everyday family living.

Outside

The property enjoys an attractive south-facing rear garden, thoughtfully landscaped to provide a wonderful space for outdoor living and entertaining. A generous decked terrace offers the perfect setting for al fresco dining and steps lead up to an area of lawn, bordered by raised beds edged with wooden sleepers and well-stocked with established shrubs, creating an attractive and inviting garden setting. Two useful storage sheds provide additional space for gardening equipment and outdoor storage. To the front of the property, a block-paved driveway provides off-road parking for two vehicles, alongside an area of lawn complemented by mature planting, creating an appealing approach to the home.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

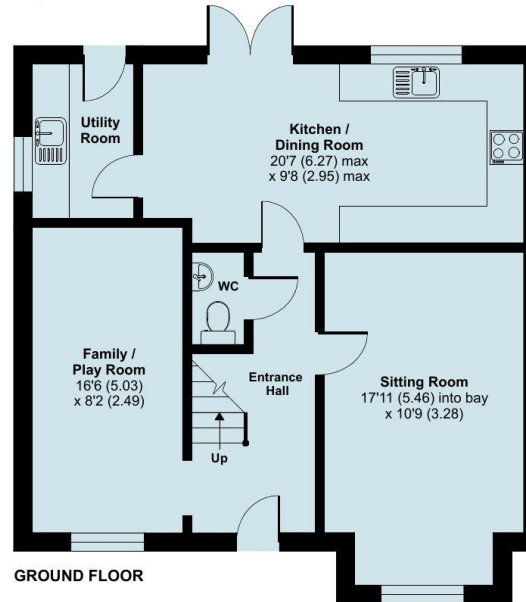
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.

Energy Efficiency Rating

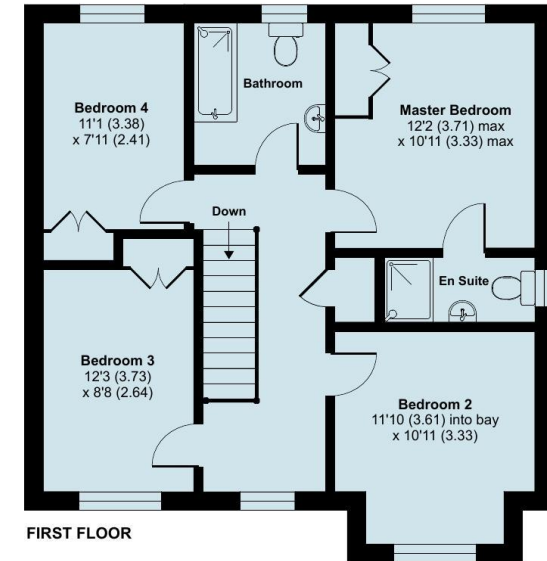
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Hambleton Close, Cawston, Rugby, CV22

Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



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