



19 Old Farm Close

CAWSTON, RUGBY, CV22 7NY

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious family home on a quiet cul-de-sac 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 stunning family home!

Property at a glance

Freehold Detached Home

Three Generous Bedrooms

Spacious Rear Garden

Detached 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 - C





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 light and bright conservatory, a single garage and a driveway with space to accommodate parking for a total of four cars.

This beautifully presented three bedroom detached family home offers a very spacious rear garden. The back wall of the garden has a vertical green wall which creates an attractive soft back edge of the garden. Additionally there are shrubs and a big tree that complete the landscape of the garden. The grass is artificial so the garden is easy to maintain. Additionally, there is a large patio area perfect for alfresco dining. The rear garden offers side access to the front and is also home to a spacious potting area.

This gorgeous home is ideally located on a quiet cul-de-sac 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 conservatory. We have quite enjoyed tending to our garden. The conservatory gives us the best views into our garden so this is our favourite place to be when we are not outside!”

“The best time of year is the summer when all the plants are in bloom. We love spending time outside and having friends and family over for barbeques, it is such a treat!”

“What attracted us to this house was the fact that it is so well connected. Everything we need is within easy walking distance or a short drive. ”



“Our favourite room – The Conservatory”

Directions

Head south-east on M45. Take the A45 exit towards Daventry. At the roundabout, take the 1st exit onto Daventry Road. Turn right onto Rugby Road. Turn left onto Cawston Lane. Turn right onto Coventry Road. At the roundabout, take the 2nd exit onto Calvestone Road. Turn left onto Old Farm Close. 19 Old Farm Close will be on the right.

Services

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 - D

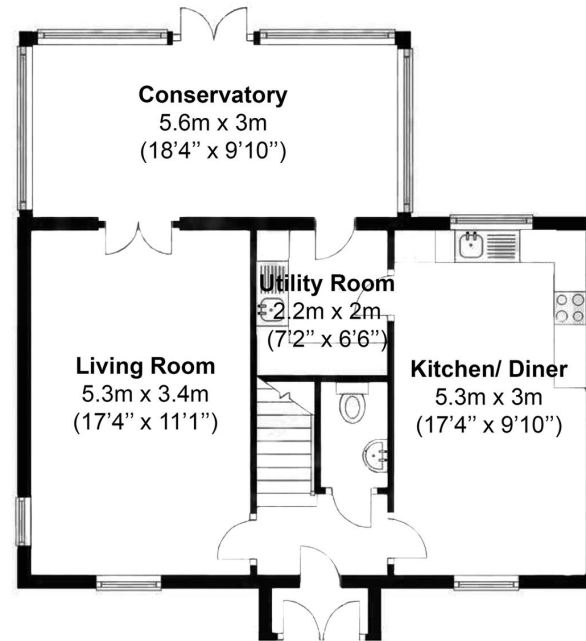
Viewing Arrangements

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

Amenities/Distances

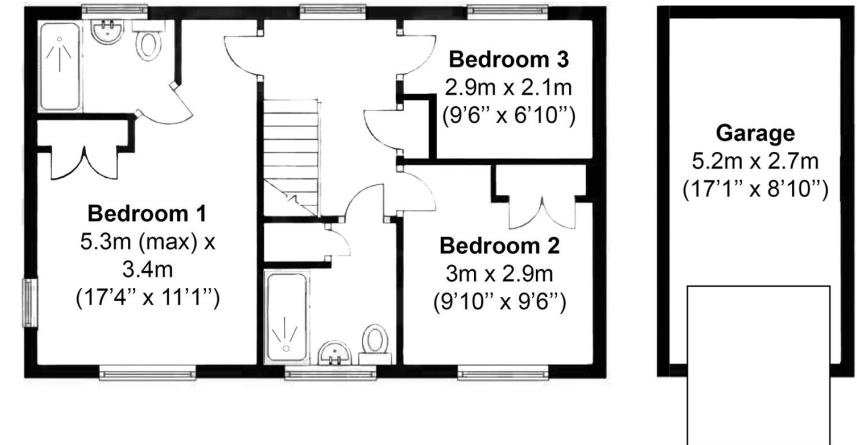
Town Centre 2.2 miles
Primary Schools 0.2 miles
Train Station 3.4 miles
Motorway links 3.5 miles
Airport 21.8 miles
Nearest City 11.8 miles
Bus Station 0.1 miles
University 11 miles
Hospital 10.2 miles

Old Farm Close, Rugby, CV22



Ground Floor

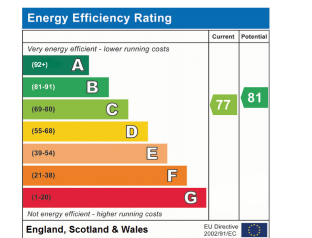
Total approximate area - 110 sq.m. / 1184 sq.ft.
House - 96 sq.m./ 1033 sq.ft.



First Floor

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



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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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