

2 Hannah Twining Crescent
Cawston | Rugby | Warwickshire | CV22 7YE

FINE & COUNTRY

2 HANNAH TWINING CRESCENT

A stunning, immaculately presented former 5-bedroom detached home, now configured as a 4-bedroom property, with two ensuites, double garage and on a larger than average corner plot.



KEY FEATURES

Accommodation Summary

Occupying a larger-than-average plot within a desirable residential setting, this impressive, detached family home offers over 1,700 sq. ft. of beautifully presented accommodation arranged across three floors. Originally designed as a five-bedroom property and thoughtfully reconfigured to create four exceptionally spacious bedrooms, the home combines flexibility, comfort and practicality with wonderful light and space throughout.

Approached via a generous frontage and complemented by a detached double garage, the property immediately conveys a sense of quality and presence. Internally, a welcoming reception hall provides access to the principal living spaces, setting the tone for the well-balanced accommodation beyond.

The heart of the home is the outstanding open-plan kitchen and dining room, perfectly designed for modern family life and entertaining. Generous work surfaces, excellent storage and ample space for both formal dining and relaxed seating create an inviting environment where family and friends can gather with ease. A separate utility room and guest cloakroom enhance the practicality of the ground floor accommodation.

The elegant sitting room extends to over 21 feet in length, providing a superb space for both everyday living and social occasions. Flooded with natural light from multiple aspects, this impressive room offers ample flexibility for a variety of furniture arrangements whilst maintaining a warm and welcoming atmosphere.








drink

SELLER INSIGHT

"A Home Filled with Light, Space and Lasting Memories.

From the moment we first viewed this home, it stood out for its sense of space and light. The generously proportioned rooms, expansive open-plan kitchen and dining area, and wonderfully private setting immediately appealed to us. Despite being conveniently located, the property is set back from the road behind a mature hedge and front garden, creating a real sense of privacy and tranquillity.

The kitchen has always been at the heart of family life. Its extensive worktop space, abundance of storage, and room for a large dining table and seating area make it wonderfully sociable. Whether hosting dinner parties, preparing Christmas lunch or simply enjoying everyday family life, it allows everyone to be together without ever feeling crowded. We have particularly loved being able to cook while family and friends relax nearby, drift in from the garden in the summer or gather around the table.

The sitting room has provided the perfect balance between family togetherness and individual pursuits. Its generous proportions allowed us to create separate zones for reading, music, study and relaxation, while still maintaining a warm and welcoming atmosphere. It has comfortably accommodated everything from family movie nights to festive gatherings.

One of the home's most remarkable features is the abundance of natural light. With windows on multiple aspects in all of the principal rooms, the house enjoys glorious sunrises and spectacular sunsets. Long-reaching views create a wonderful feeling of openness and connection to the surrounding area.

Upstairs, the accommodation offers excellent flexibility. We combined two bedrooms to create a particularly spacious room, while another bedroom worked for us as the perfect home office, offering relaxing views of mature planting out towards Cawston Grange Drive and some memorable sunsets. The principal suite has always felt like a peaceful retreat, with its generous proportions, built-in storage and private en-suite bathroom. Throughout the house there is ample room for family members to enjoy their own space, making it ideal for modern living, studying and working from home.

The garden has brought us enormous enjoyment over the years. Large enough for scratch football, basketball, badminton and a host of outdoor activities, it also provides plenty of space for entertaining. At times we allowed areas of the lawn to grow naturally, creating a haven for wildlife including grasshoppers and frogs. The outdoor space offers an ideal balance between recreation, relaxation and connection with nature.

The house has played host to many wonderful occasions with space to welcome guests comfortably while still maintaining a cosy atmosphere. Dinner parties with families and friends have extended effortlessly late into the evening, often around the kitchen table over conversation and (obligatory for new visitors) hilarious, competitive games of UNO. Family visits, celebrations and our son's 21st birthday weekend worked elegantly thanks to the flexible accommodation and generous entertaining spaces. Equally, the house has provided an oasis through the years, allowing peaceful moments of rest and reflection, even when the house is full, offering spaces to retreat and unwind when needed.

Beyond the property itself, the location has been exceptional. The neighbourhood is quiet, safe and friendly, with a wonderful mix of families, professionals and long-term residents. There is always a neighbour willing to lend a helping hand and the opportunity to reciprocate. Excellent schools, easy access to Rugby town centre, the railway station, motorway networks and Birmingham Airport make everyday life remarkably convenient.

We have particularly enjoyed walks along the former railway line through Cawston, visiting local woodland, cycling and walking around Draycote Water, and making the most of the excellent selection of restaurants, country gastro pubs and nearby amenities. Rugby station provides fast mainline services to London Euston, while Royal Leamington Spa and a wealth of leisure facilities are all within easy reach.

The home has continually adapted to our family's needs. There are multiple options for home working and study, the utility room was converted into a dedicated laundry, and the overall layout offers a perfect balance between sociable family living and private retreat.

Above all, this has been a home filled with happiness. It has witnessed years of family life, celebrations, laughter and special memories. Friends and visitors often comment on the wonderful atmosphere here, and for us that is perhaps the greatest compliment of all. It is a house that has been truly at the centre of our lives, and we hope its next owners will enjoy creating their own cherished memories here for many years to come.

*If a future owner wanted a thought from us, there is potential to extend the kitchen further to create an even more impressive family and entertaining space, though as it stands it has worked brilliantly."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The first floor hosts three well-proportioned bedrooms, including a spacious guest bedroom with en-suite facilities, alongside a family bathroom. The former fourth and fifth bedrooms have been combined to create a particularly impressive additional bedroom, resulting in generous proportions that are seldom found in modern homes.

Occupying the entire second floor, the magnificent principal suite provides a true sanctuary. Extending to over 26 feet in length, this exceptional space enjoys a dressing area, large en-suite shower room and ample room for a range of furnishings, creating a private retreat away from the rest of the home, with views extending towards Cawston Woods and fabulous sunsets.






COMMANDER'S
ESCAPE











Outside, the property's substantial plot provides extensive garden space, offering the perfect environment for family recreation, outdoor entertaining and al fresco dining. The larger-than-average grounds enhance both privacy and lifestyle appeal while presenting opportunities for further landscaping or future enhancement, subject to the necessary consents.

Combining generous proportions, versatile accommodation, excellent presentation and a sought-after setting, this outstanding home offers a rare opportunity to acquire a property ideally suited to modern family living, with space to enjoy today and adapt for years to come.




HANNAH TWINING
CRESCENT



LOCATION

Cawston is particularly popular with families, thanks to its proximity to well-regarded schooling in both Bilton and Cawston, as well as a range of local amenities including shops, parks and everyday conveniences. The area also offers easy access into Rugby town centre, with its wider selection of retail, dining and leisure options. For commuters, Rugby railway station is within easy reach, offering direct services to London Euston in under an hour, while the surrounding road network provides convenient links to the M1, M6 and A45.


ELLIOTT'S
OUTFIT
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NEW
LOOK








Rugby Station



INFORMATION



Services, Utilities & Property Information
Tenure – Freehold
EPC Rating – B
Council Tax Band – F
Local Authority – Rugby Borough Council
Property Construction – Standard – brick and tile
Electricity Supply – Mains
Water Supply – Mains
Drainage & Sewerage – Mains
Heating – Mains gas central heating
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Garage parking for 2 cars and driveway parking for 2 cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. The property benefits from a new build warranty valid from February 2018. Landscaping company appointed to manage the amenity areas but no charge confirmed to date. There is a chancel repair liability on the property. An insurance policy is already in place and will be transferred to the purchasers on completion of the sale. Please contact the agent for more information.

Total Internal Floor Area – 1707 sq ft.

Directions
What Three Words: happen.wobbles.saunas
Postcode: CV22 7YE

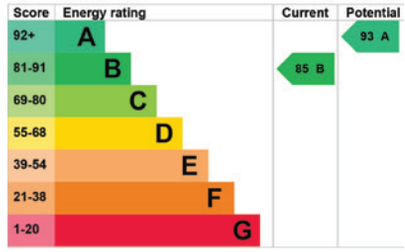
Viewing Arrangements
Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

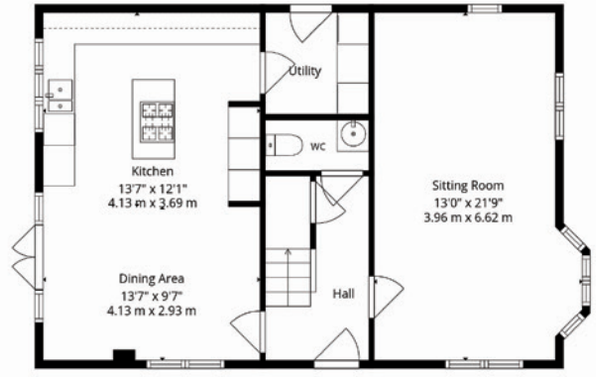
Website
For more information visit https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents

Opening Hours

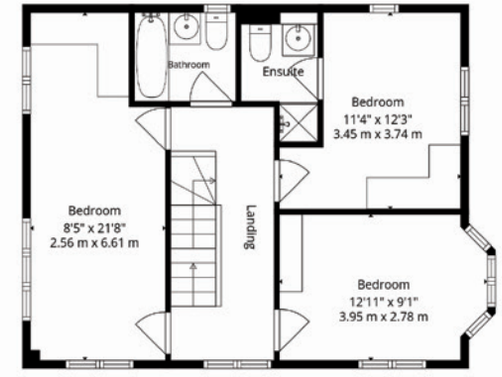
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

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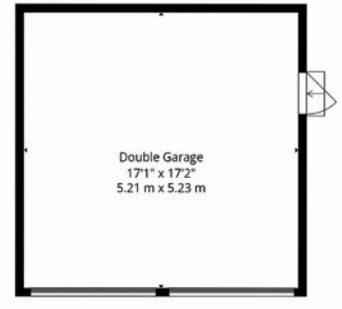




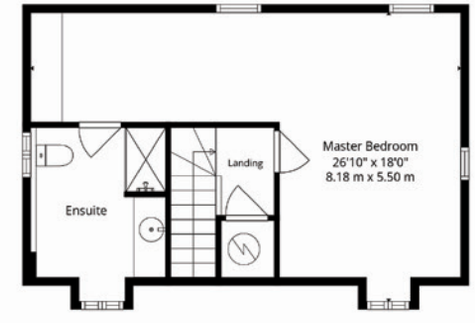
Ground Floor



First Floor



Detached Garage



Second Floor

Total: 1707 sq. Ft, 159 m2

Detached Garage: 0 sq. Ft, 0 M2, Ground Floor: 662 sq. Ft, 62 M2, First Floor: 592 sq. Ft, 55 M2, Second Floor: 453 sq. Ft, 42 m2

Excluded Areas: Double Garage: 296 sq. Ft, 27 M2, Utility: 41 sq. Ft, 4 M2, Walls: 183 sq. Ft, 16 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

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Property Redress

APPROVED CODE
TRADINGSTANDARDS.UK

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GRAHAM LEE
PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

"Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful…. but it felt like a walk in the park for us.

Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills."

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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