



2 Judith Way, Cawston, Rugby, Warwickshire, CV22 7FY

HOWKINS &
HARRISON

2 Judith Way, Cawston,
Rugby, Warwickshire,
CV22 7FY

Guide Price: £350,000

A three bedroom detached property located in the popular residential area of Cawston. Occupying a desirable corner plot, the property boasts an enclosed rear garden, a single garage and ample off-road parking. The property is offered for sale with no onward chain.

Features

- Popular residential location
- Corner plot
- Three double bedrooms
- Principal bedroom with en-suite shower room and a dressing room
- Two reception rooms
- Downstairs cloakroom
- Enclosed rear garden
- Driveway parking and single garage
- No onward chain



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 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, a former disused railway which has been turned into a nature and butterfly reserve. 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. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



Ground Floor

Step into a welcoming entrance hall with stairs rising to the first floor and access to all ground floor rooms, including a convenient cloakroom fitted with WC and wash hand basin. The bright and spacious sitting room enjoys a dual aspect, featuring a charming box bay window to the front, elegant ceiling roses and coving, and a useful understairs storage cupboard. A standout feature is the attractive Adams-style fireplace with marble hearth and inset coal-effect gas fire, creating a warm and inviting focal point. To the rear, the dining room overlooks the garden and benefits from French doors that open directly onto the outdoor space. The kitchen is well-equipped with a range of fitted wall and base units, complemented by ample work surfaces and ceramic tiled flooring. It includes a gas hob, electric Belling oven, and space and plumbing for a washing machine, fridge, and dishwasher. A side door provides additional access to the garden.



First Floor

The first-floor landing provides access to three double bedrooms, the family bathroom and an airing cupboard. The principal suite extends from the front to the rear of the property, enjoying views over the rear garden and benefiting from a dressing room and en-suite accessed through an elegant archway. Fitted wardrobes along one wall offer ample storage, while the en-suite features a contemporary finish with marble-effect and mosaic tiling, a shower enclosure, pedestal wash hand basin with fitted mirror and lighting and a heated towel rail. Bedroom two overlooks the front of the property and also includes fitted wardrobes, whilst bedroom three offers pleasant views of the rear garden.

Outside

The rear garden features a sandstone-paved patio area perfect for outdoor dining and seating. A pathway leads to a personal door providing access to the garage. The garden is enclosed by a combination of brick walls and close-board fencing, offering privacy and security, and is predominantly laid to lawn with established flower borders adding colour. A wooden garden shed provides practical storage, completing this delightful and low-maintenance outdoor area.



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 – D.

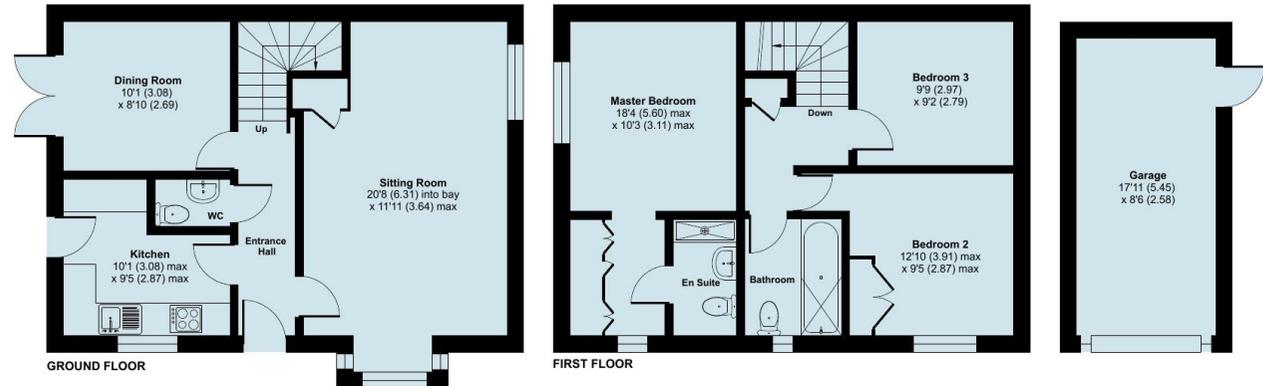
Judith Way, Cawston, Rugby, CV22

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1431345

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(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		

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