



EDWARD KNIGHT
ESTATE AGENTS

3 ROTHERHAM CLOSE, CAWSTON, RUGBY, CV22 7TG





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this exceptional and rarely available six-bedroom detached family residence, occupying an enviable position on the very edge of the highly sought-after Cawston Fields development. Enjoying breathtaking, uninterrupted views across open countryside, this substantial home combines generous living accommodation with a peaceful and private setting.

Situated within a quiet cul-de-sac, the property stands on a generous plot and benefits from a beautifully landscaped rear garden, a double-width driveway with gated access, and a detached double garage. Having been lovingly maintained and significantly enhanced by the current owners during their 17 years of ownership, the property is presented to an impeccable standard throughout. Improvements include the conversion of the loft space, creating an impressive second-floor suite comprising a spacious landing area, two additional double bedrooms and a contemporary shower room.



Further benefits include a recently installed Vaillant combination boiler providing efficient gas central heating, together with uPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

The accommodation briefly comprises a welcoming and spacious entrance hall, guest cloakroom/WC, and a superb dual-aspect living room flooded with natural light. An adjoining dining room enjoys attractive views over the rear garden, making it an ideal space for both family living and entertaining. The well-appointed kitchen/breakfast room is fitted with a range of quality units and integrated appliances and is complemented by a separate utility room providing additional storage and practicality.

To the first floor are four generously proportioned bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a well-presented family bathroom.

The second floor offers an excellent extension of the living accommodation, featuring a bright and spacious landing area that lends itself perfectly to use as a study, reading area or home office. This floor also provides two further bedrooms and an additional shower room, making it ideal for larger families, guests, or multi-generational living.

Externally, the rear garden has been beautifully maintained and is enclosed by attractive walls, providing a high degree of privacy and a secure environment for children and pets. The property further benefits from a double-width paved driveway with gated access leading to a substantial brick-built detached double garage with twin opening doors.



This outstanding family home offers an abundance of versatile living space, superb presentation throughout, and a truly enviable setting, making it a rare opportunity within one of Rugby's most desirable residential locations.







LOCATION

This property enjoys a prime position on the edge of the prestigious Cawston Fields development, offering convenient access to a variety of local amenities. Residents benefit from a short, pleasant walk to the nearby parade of shops, the well-regarded Cawston Primary School, a dedicated children's play area, as well as several picturesque parks and scenic nature walks, ideal for outdoor leisure and family activities.

Cawston itself is a desirable suburban village situated to the south-west of Rugby, in close proximity to the charming neighbouring village of Bilton. The property lies approximately two miles from Rugby Town Centre, providing excellent connectivity and access to Rugby Railway Station. This station offers a high-speed rail service to London Euston, with journey times of under 50 minutes, making it an excellent location for commuters. Furthermore, the village benefits from strategic accessibility to major road networks including the A45, M45, M1, and M6, facilitating convenient travel throughout the Midlands and beyond.

Just a short stroll away, Bilton Village retains much of its traditional charm, featuring a beautiful village green famed for its vibrant spring display of crocuses. Bilton offers a wealth of local amenities including two supermarkets, two historic public houses-the George and The Black Horse-a well-equipped doctor's surgery, dentist, chemist, hairdressers, beauty salons, several coffee shops and eateries, as well as a butcher's shop. The village is also home to four churches, notably St

Mark's Church, which dates back to the 14th century and adds a rich sense of heritage to the community.

Families will appreciate the excellent educational opportunities in the area. Primary education options include Cawston Primary School, Bilton Primary School, and Bilton Junior School. For those seeking independent schooling, Crescent School and Bilton Grange Preparatory School offer highly regarded alternatives. Secondary education is readily available at Bilton School and Rugby Free School, with further prestigious state and independent options within Rugby itself. Among these are the internationally renowned Rugby School, Rugby High School for Girls located in nearby Bilton, and Lawrence Sheriff School for boys, situated in the town centre. This diverse educational offering caters comprehensively to a broad spectrum of academic needs and aspirations.

Rotherham Close, Cawston, Rugby, CV22

Approximate Area = 1977 sq ft / 183.6 sq m

Double Garage = 291 sq ft / 27 sq m

Total = 2268 sq ft / 210.6 sq m

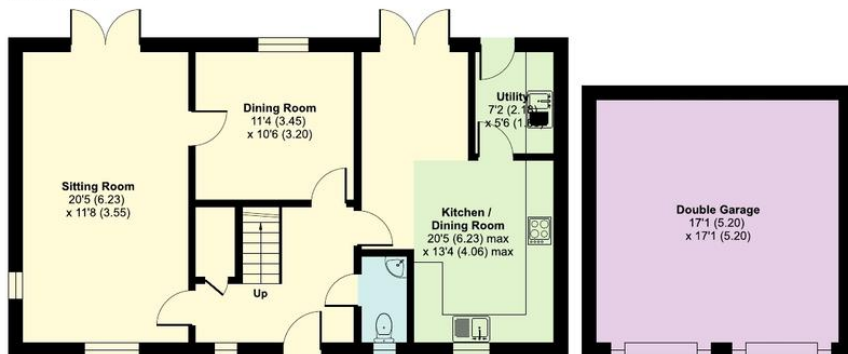
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Edward Knight. REF: 1480640



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.