



EDWARD KNIGHT
ESTATE AGENTS

12 GREAT ORME CLOSE, CAWSTON, RUGBY, CV22 7RT

OFFERS OVER £400,000





PROPERTY SUMMARY

Situated in the highly sought-after area of Cawston, this beautifully presented four-bedroom link-detached home, built by Messrs William Davis, occupies a generous plot with a wonderful open aspect to the rear, offering a rare combination of space, privacy, and convenience. The property is offered to the market with no onward chain, making it an ideal opportunity for buyers looking for a smooth and swift move.

Cawston remains a firm favourite with families and commuters alike, benefiting from excellent local amenities, highly regarded schooling, and easy access to transport links. The nearby Cawston Greenway, along with surrounding parks and open spaces, provides fantastic opportunities for walking and outdoor leisure.

Ground Floor

The property is entered via a welcoming entrance hall, leading through to well-planned and versatile ground floor accommodation.

The dual-aspect sitting room is bright and inviting, featuring a leaded window to the front and French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor space.



A standout feature of the home is the open-plan kitchen/dining room, also enjoying a dual aspect and fitted with a range of contemporary high-gloss units, wood-effect worktops, and integrated appliances including a gas hob, double oven, fridge, freezer, and dishwasher. This is a perfect space for both everyday living and entertaining.

A separate utility room provides additional storage and appliance space, with direct access to the garden, while a convenient downstairs cloakroom completes the ground floor.

First Floor

Upstairs, a spacious landing leads to four well-proportioned bedrooms, offering excellent flexibility for family life or home working.

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, finished with contemporary fittings.

A further guest bedroom enjoys a dual aspect, allowing for plenty of natural light, while the remaining bedrooms are all well-sized. The family bathroom is fitted with a modern white suite including a bath with shower over, continuing the high standard of presentation seen throughout the home.

Outside

Externally, the property truly comes into its own. Positioned on a larger-than-average plot, the home enjoys a private rear garden backing onto open green space, providing a peaceful outlook and a real sense of openness.

The garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining.

To the front, a block-paved driveway provides ample off-road parking for several vehicles and leads to a single garage via a covered car port. The front garden is mainly laid to lawn with a paved pathway leading to the entrance.

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.

GROUND FLOOR

ENTRANCE HALL

GUEST WC

LIVING ROOM

17' 6" x 10' 11" (5.33m x 3.33m)

KITCHEN DINING ROOM

17' 6" x 9' 6" (5.33m x 2.9m)

UTILITY ROOM

7' 2" x 6' 7" (2.18m x 2.01m)

FIRST FLOOR

MASTER BEDROOM

17' 5" x 11' 0" (5.31m x 3.35m)

EN SUITE SHOWER ROOM

BEDROOM TWO

14' 0" x 9' 6" (4.27m x 2.9m)

BEDROOM THREE

9' 1" x 6' 0" (2.77m x 1.83m)

BEDROOM FOUR

9' 5" x 7' 0" (2.87m x 2.13m)

FAMILY BATHROOM

OUTSIDE

DETACHED GARAGE

17' 0" x 8' 11" (5.18m x 2.72m)



Total area: approx. 106.7 sq. metres (1148.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		