

Property Details

18 Swift Avenue, Rugby,
Warwickshire, CV21 1RQ

Guide Price **£475,000**



Property Photos

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Creation Date
22/01/2026

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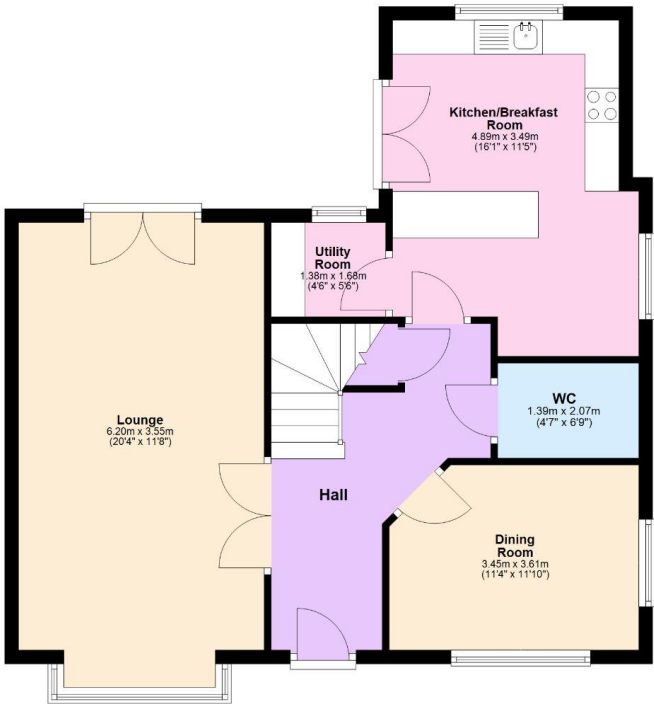
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Property Floor Plans

18 Swift Avenue, Rugby, Warwickshire, CV21 1RQ

Ground Floor



First Floor



Property Info

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Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

18 Swift Avenue, Rugby, Warwickshire, CV21 1RQ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£475,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

18 Swift Avenue, Rugby, Warwickshire, CV21 1RQ

Feature 1

Detached Five Bedroom Property

Feature 2

Beautiful Location Close To Swift Valley Nature Reserve

Feature 3

Garage And Driveway

Feature 4

Large Dual Aspect Lounge With Patio Doors To Rear

Feature 5

Separate Utility Room And Downstairs Cloakroom

Feature 6

Principal Bedroom With Fitted Wardrobes And En-suite

Feature 7

Fifth Bedroom Or Separate Study

Feature 8

Second Reception Room Or Downstairs Bedroom

Feature 9

Kitchen Diner With Island

Feature 10

Close To Major Road And Rail Links

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Five Bedroom Detached Property For Sale in Rugby.

Five Bedroom Detached Home For Sale in Eden Park, Rugby, Warwickshire

Built by Cala Homes to the ever-popular Helmsley design, this spacious five-bedroom detached family home is a little over ten years old and has been lovingly owned by one family from new.

From the moment you arrive, you'll see why this one stands out.

Set on a corner plot, with a private rear garden that isn't overlooked, it enjoys a position that feels tucked away and peaceful yet still brilliantly placed for everyday life. And the views?

Honestly, they're the kind that make you feel like you're on holiday. In fact, only two homes in this row have ever changed hands, which really does speak volumes about the location, the neighbours, and just how good it is to live here.

The Property

Step inside and the sense of space and quality is immediately obvious. The entrance hall is wide and welcoming, with a handy storage cupboard for coats and shoes (all the things you don't want on display), and from here all of the ground floor rooms lead off, with stairs rising to the first floor.

At the heart of the home is the kitchen/diner – a bright, sociable space with windows to two sides and French doors opening out to the garden. With a central island and breakfast bar, it's easy to imagine chatting to family or friends while dinners on, keeping an eye on homework, or simply enjoying a relaxed coffee in the morning. There's also plenty of room for a breakfast table and even a small sofa if you wanted to create a real family hub.

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The kitchen is well equipped with integrated appliances, including a dishwasher, fridge/freezer, oven and hob, and there's a separate utility room with sink perfect for hiding away the everyday clutter, and ideal for muddy boots and paws after one of the many local walks nearby.

The ground floor also offers a dual-aspect lounge, full of natural light, along with a second reception room currently used as a cosy den. This flexible space could just as easily work as a dining room, playroom, music room or even a snug the choice is yours.

Cala Homes are also brilliant at future-proofing, and this layout offers that too. The second reception room sits next to the downstairs WC, which is large enough that some buyers choose to convert it into a shower room meaning if you ever needed a ground floor bedroom with washing facilities, this home could adapt beautifully.

Upstairs

On the first floor you'll find five bedrooms and the family bathroom.

The principal bedroom includes fitted wardrobes and its own en-suite shower room, while bedrooms two, three and four are all excellent sizes, with bedroom two also benefitting from fitted wardrobes.

The fifth bedroom is currently being used as a home office, but it could easily become a nursery, games room or guest bedroom depending on what you need.

The family bathroom is finished with a modern suite and has a shower over the bath, perfect for busy mornings or a relaxing soak at the end of the day.

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Outside

The rear garden is private, not overlooked, and designed to be relatively low maintenance, giving you more time to enjoy it rather than spending every weekend working on it.

There are outside power sockets and a garden tap, plus gated side access and a personal door leading directly into the garage.

The garage has power and lighting, along with useful storage, and there is further parking available on the driveway.

But one of the biggest lifestyle benefits of this home is what surrounds it

With trees, nature and walking routes all around you, you can quite literally step outside and be straight into the countryside feel, with Swift Valley Nature Reserve and canal-side walks right on your doorstep. If you're a dog owner, a runner, or just someone who enjoys a peaceful evening stroll, this location is hard to beat.

The Location Eden Park, Rugby

Eden Park is a fantastic modern development with a real sense of community, including a local nursery and primary school. It's also ideally placed for shopping and commuting, sitting close to Elliotts Field Retail Park, and offering easy access to major road links. For commuters, Rugby is exceptionally well connected, and London is less than an hour away by train, making this an ideal home for anyone needing fast links while still enjoying a greener setting.

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And importantly Eden Park has no maintenance charge to pay, which is a real bonus.

If you're looking for a stylish, spacious family home with a flexible layout, a private plot, and a location that offers both convenience and countryside walks on the doorstep this one is definitely worth a closer look.

TENURE: Freehold

COUNCIL TAX BAND: F

EPC: C

The measurements for this property are as follows:

GROUND FLOOR

LOUNGE

6.20m x 3.55m (20' 4" x 11' 8")

DINING ROOM

3.61m x 3.45m (11' 10" x 11' 4")

KITCHEN / BREAKFAST ROOM

4.89m x 3.49m (16' 1" x 11' 5")

UTILITY ROOM

1.68m x 1.38m (5' 6" x 4' 6")

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WC

2.07m x 1.39m (6' 9" x 4' 7")

FIRST FLOOR

BEDROOM ONE

4.03m x 3.52m (13' 3" x 11' 7")

EN-SUITE

1.44m x 1.43m (4' 9" x 4' 8")

BEDROOM TWO

3.58m x 3.18m (11' 9" x 10' 5")

BEDROOM THREE

3.21m x 3.13m (10' 6" x 10' 3")

BEDROOM FOUR

3.47m x 2.20m (11' 5" x 7' 3")

BEDROOM FIVE

2.29m x 2.20m (7' 6" x 7' 3")

BATHROOM

2.19m x 1.68m (7' 2" x 5' 6")

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