

**10 Cave Close  
Cawston  
RUGBY  
CV22 7GL**

**Offers Over £495,000**



- FIVE BEDROOM
- THREE STOREY ACCOMMODATION
- KITCHEN / DINING ROOM
- ENSUITE SHOWER ROOM
- DOUBLE GARAGE AND PARKING

- DETACHED FAMILY HOME
- LOUNGE
- UTILITY AND DOWNSTAIRS W.C.
- FAMILY BATHROOM
- ENERGY EFFICIENCY RATING TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious five bedroom detached home spread over three well designed floors, offering plenty of room for a growing family. The ground floor creates a warm and practical hub for everyday life, with an inviting entrance hall, a handy downstairs w.c., a comfortable lounge perfect for cosy evenings together, and a generous kitchen and dining area that's ideal for family meals and weekend gatherings. A separate utility room keeps the day to day running smoothly.

Upstairs, the first floor provides three well proportioned bedrooms, including one with its own ensuite shower room, along with a modern family bathroom. The top floor offers two additional bedrooms, giving older children their own space or providing the perfect setup for a playroom, home office, or guest rooms.

Outside, the enclosed rear garden offers a safe and private place for children to play, while the driveway provides off road parking for up to four cars and leads to a detached double garage.

Set in the highly sought after area of Cawston, the home is surrounded by local shops, family friendly amenities, and well regarded schools. Excellent transport links make everyday life easier, with regular bus routes, quick access to major roads including the A45, M45, M1 and M6, and Rugby train station just a ten minute drive away for convenient travel to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Understairs storage. Connecting doors to:

#### **Ground Floor W.C.**

With suite to comprise wash hand basin with vanity unit, and a low level w.c. Tiling to splash areas. Ceramic tiled floor. Radiator. Extractor fan.

#### **Lounge**

21'6" x 10'1" (6.57m x 3.09m)

Bay window to front aspect. Further bay with french doors opening to rear garden. Feature fireplace with inset living flame gas fire, marble heart, h and timber surround and mantle. Two radiators. Television point.

#### **Kitchen / Diner**

21'5" x 9'9" (6.55m x 2.98m)

#### **Kitchen Area**

Fitted with a range of base and eye level units. Roll top work surface space. Ceramic one and a half bowl sink and drainer unit with mixer tap over. Coordinated tiling to splash areas. Five ring rangemaster with extractor hood over. Integrated dishwasher. Space for an upright fridge/freezer. Radiator. Recessed spotlights. Window to rear aspect. Door to utility area.

#### **Dining Area**

Bay window to front aspect. Radiator.

#### **Utility Area**

5'3" x 3'0" (1.61m x 0.92m)

Fitted with a range of cupboards. Roll top work surface. Space for a washing machine. Recessed spotlights. Window to rear aspect. Door to rear garden.

#### **First Floor Landing**

Stairs rising to second floor. Window to front aspect. Connecting doors to:

**Bedroom One**

15'8" x 10'4" (4.80m x 3.17)

Window to front aspect. Radiator. Quadruple built in wardrobe. Door to:

**Ensuite**

Double shower enclosure with mixer shower and aqua panelling. Pedestal wash hand basin. Low level w.c. Half height tiling to walls. Radiator. Recessed spotlights. Extractor fan. Window to rear aspect.

**Bedroom Two**

10'11" x 9'9" (3.34m x 2.98m)

Window to front aspect. Radiator.

**Bedroom Three**

10'2" x 10'2" (3.12m x 3.12m)

Window to rear aspect. Radiator.

**Family Bathroom**

Panelled bath with telephone shower attachment. Pedestal wash hand basin. Low level w.c. Coordinated part tiled walls. Opaque window to rear elevation. Recessed spotlights. Radiator. Extractor fan.

**Second Floor Landing**

Veluz window to rear. Radiator. Storage cupboard housing hot water cylinder. Connecting doors to:

**Bedroom Four**

Window to front aspect. Radiator.

**Bedroom Five**

Window to front aspect. Radiator. Access to eaves storage. Access to loft.

**Rear Garden**

Large decked area. Area laid to lawn. Maturing plants and shrubs. Enclosed by brick walls and timber panel fencing. Side pedestrian gate.

**Detached Double Garage**

Two metal up and over doors. Eaves storage space. Personal door to garden.

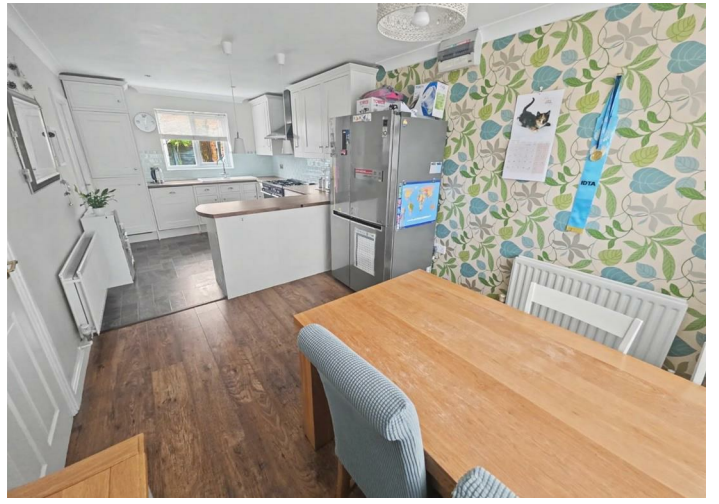
**Front Garden**

Pathway to front entrance door. Flower and shrub borders. Driveway providing off road parking for four cars and leading to the garage.

**Agents Note**

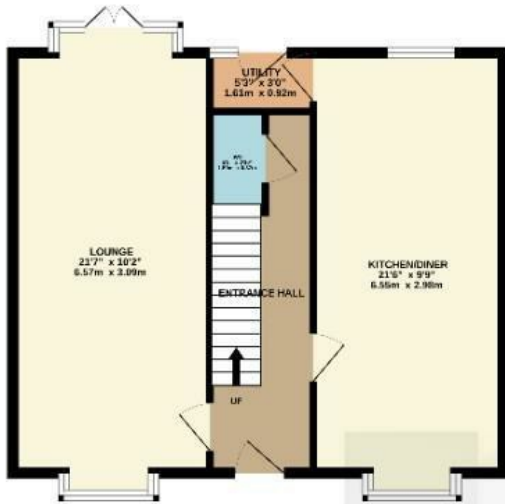
Council Tax Band: F

Energy Efficiency Rating: c

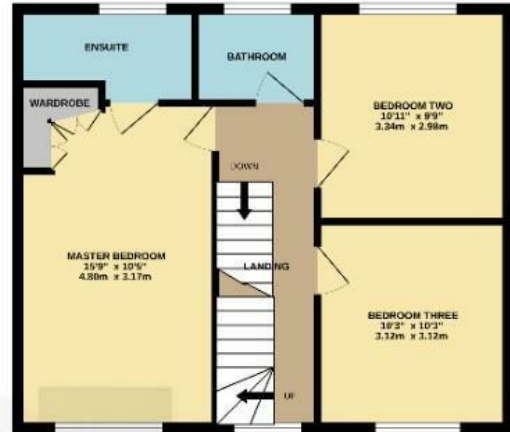




GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

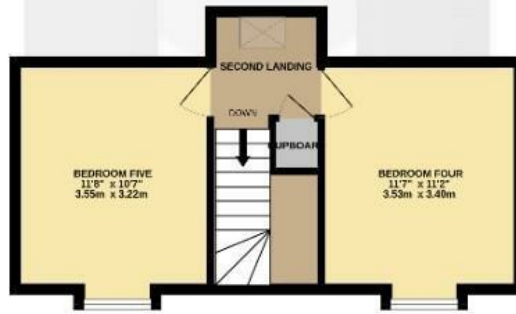


1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



# HORTS

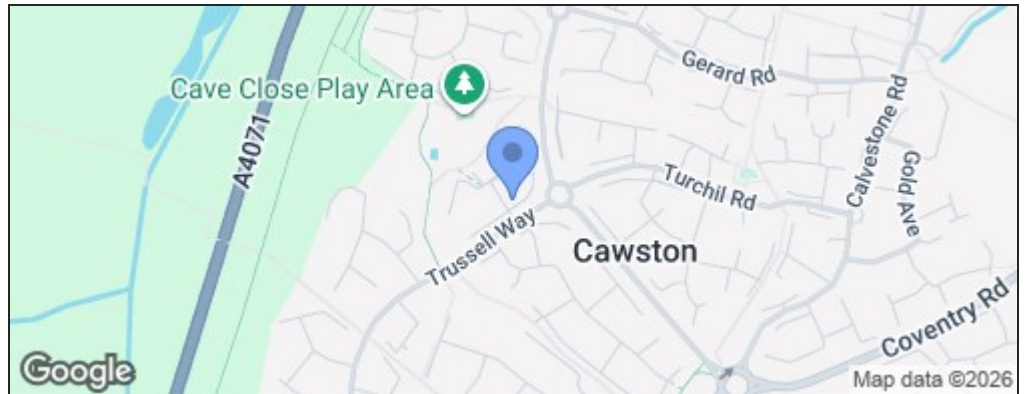
2ND FLOOR  
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.