



26 Clement Way, Rugby, Warwickshire, CV22 7FH

HOWKINS &  
HARRISON

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Warwickshire, CV22 7FH

Guide Price: £450,000

A beautifully presented and extended four bedroom detached property with garage. Located in the popular residential area of Cawston, the property has been upgraded by the current owners and benefits from sitting on a larger than average plot.

#### Features

- Popular residential location
- Two reception rooms
- Conservatory
- Four well-proportioned bedrooms
- Principal bedroom with en-suite
- Upgraded by the current owners
- Generous plot
- Enclosed rear garden
- Driveway parking for two vehicles
- Single garage



## 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 with nursery on-site 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 which is a former disused railway which has been turned into a nature and butterfly reserve. There are several children's parks and Bilton village is within walking distance with its wider range of facilities which include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop. 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 as well as catchment for Dunchurch Primary School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



## Ground Floor

Enter into a porch where a further door provides access to the entrance hall, fitted with engineered oak flooring. Stairs rise to the first floor and doors lead to the ground floor accommodation including the cloakroom fitted with pedestal wash hand basin and WC. An attractive oak framed glazed door provides access to the sitting room which has a feature fireplace with coal effect gas fire inset, providing an attractive focal point to the room. There is a multi-paned box bay window overlooking the front aspect and further engineered oak flooring, which extends through double oak framed and glazed doors to the dining room which leads seamlessly to a lovely garden room boasting fitted blinds to the windows, tiled flooring. Double doors provide access to the rear garden. The kitchen is accessed from both the entrance hall and dining room and has been upgraded by the current owners, fitted with numerous wall and base shaker style kitchen cabinets pan and cutlery drawers with attractive marble work tops. Integrated appliances include an induction hob with extractor fan over and Neff hide & slide oven plus separate Neff combination microwave oven. There is space and plumbing for a dishwasher and fridge/freezer. French doors open to the rear garden.



## First Floor

A spacious galleried landing has doors leading to four bedrooms, the family bathroom and a useful linen cupboard. The principal bedroom is of a generous size and benefits from fitted wardrobes with mirrors inset and an upgraded fully tiled en-suite with wet area shower with rainfall shower head, built in recesses ideal for toiletries along with a wall hung WC with wall mounted flush, chrome heated towel ladder and a contemporary wash bowl over a high gloss vanity unit with granite top and mirror. There are three further bedrooms, one overlooking the front aspect and two overlooking the rear aspect. The bathroom has also been upgraded to a similar design to the en-suite and is fully tiled with a walk-in wet area with rainfall shower head, heated towel ladder and white high gloss double drawer vanity unity with wash bowl granite top and mirror over.

## Outside

To the front of the property there is a lawn area either side of the tarmacadam drive which provides parking for two vehicles. A side gate provides access to the rear garden which is mainly laid to lawn with paved patios edged with block paving, along with a paved path. The rear garden is of a generous size and is mainly laid to lawn with planted beds with a variety of established shrubs.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

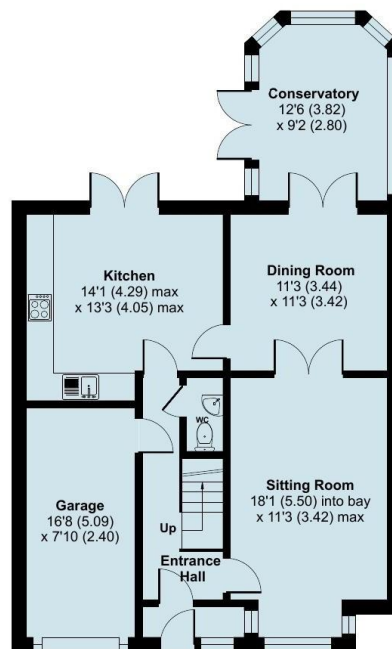
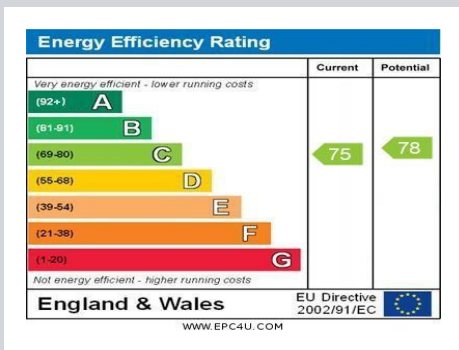
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E.

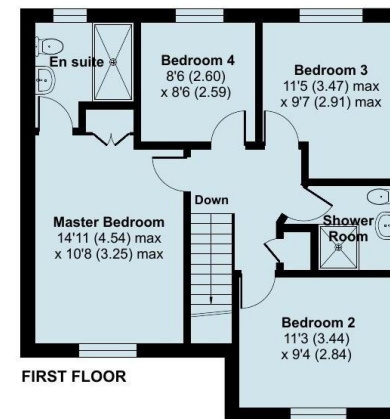


GROUND FLOOR

## Clement Way, Cawston, Rugby, CV22

Approximate Area = 1392 sq ft / 129.3 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1520 sq ft / 141.1 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1468757

## Howkins & Harrison

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