



EDWARD KNIGHT
ESTATE AGENTS

3 CAWSTON WAY, BILTON, RUGBY, CV22 7NR





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present a truly exceptional opportunity to acquire this handsome double-fronted residence, occupying an extensive and beautifully mature plot within one of Rugby's most prestigious and sought-after residential locations.

Offering substantial scope for enlargement and reconfiguration, the property presents exciting potential for double-storey side and rear extensions, subject to the necessary planning consents, creating an outstanding opportunity to establish a forever family home within an enviable setting.

Situated on the quiet, tree-lined Cawston Way, this distinguished home enjoys a highly desirable position renowned for its peaceful atmosphere, mature surroundings, and strong family appeal. The area is particularly favoured for its established character, generous plot sizes, and tranquil residential environment, providing an exceptional setting for family living.

Lovingly maintained by the current owners for many years, the property retains an abundance of original charm and character, with a wealth of period features carefully preserved throughout. Original woodwork, internal doors, fireplaces, staircase detailing, exposed oak flooring and stripped timber floors combine effortlessly to create a home of warmth, elegance and timeless appeal.



The accommodation begins with an attractive entrance porch opening into a striking reception hall, immediately showcasing the property's character and quality. Beautiful original exposed oak flooring and an impressive staircase with decorative balustrading create a welcoming first impression and set the tone for the accommodation beyond.

To the front of the property are two superb reception rooms, both generously proportioned and rich in period character. The principal living room is particularly impressive, featuring a beautiful bay window, an attractive feature fireplace and delightful views across the mature gardens, flooding the room with natural light throughout the day. Direct access is provided to the conservatory, offering a wonderful additional reception space from which to enjoy uninterrupted views of the stunning rear garden.

The second reception room serves as an elegant family room/dining room, ideally suited to both everyday living and entertaining. Full of character, the room benefits from a charming feature fireplace and attractive original flooring, creating a warm and inviting atmosphere.

Positioned to the rear of the property is a characterful kitchen/breakfast room, fitted with a range of units and integrated appliances. The room is complemented by attractive stripped timber flooring and enjoys delightful views across the beautifully maintained rear garden, perfectly capturing the peaceful setting of the property whilst offering excellent potential for future enhancement if desired. In addition, there is a useful adjoining side lobby together with a ground floor W.C.

The first floor continues to impress with a spacious and elegant landing area centred around the beautiful original balustrade staircase. From here, access is provided to three substantial double bedrooms, all enjoying lovely outlooks across the mature front and rear gardens. The bedrooms are serviced by a family bathroom and a separate W.C., providing practical accommodation for modern family living.

Externally, the property is truly exceptional and undoubtedly one of its most impressive features. The mature frontage is beautifully screened by established hedgerows, creating a high degree of privacy and an



attractive approach to the home. A driveway extends along the side of the property, providing access to a detached garage together with ample off-road parking.

The rear garden is a particular highlight and a true credit to the current owners. Wonderfully private, beautifully established and exceptional in its maturity, the garden provides a peaceful retreat filled with an abundance of established trees, colourful planting, mature shrubs and well-maintained hedgerows that create a superb sense of privacy and tranquillity throughout. A patio seating area positioned directly to







the rear of the property offers an ideal space for outdoor dining and relaxation, whilst the generous lawned garden extends beyond, creating a beautiful natural setting that can be enjoyed throughout the seasons. Further features include a greenhouse, storage shed and numerous carefully maintained planting areas, all combining to create a truly charming outdoor environment perfectly suited to both keen gardeners and families alike.

This remarkable home offers a rare blend of period charm, spacious accommodation, outstanding future potential, mature gardens and a highly desirable residential setting, making it a truly special opportunity within Rugby's property market.

Early viewing is highly recommended to fully appreciate the character, setting, gardens and future potential this exceptional home has to offer. Viewings are strictly by appointment only through Edward Knight Estate Agents.

LOCATION

Cawston Way is regarded as one of the area's most attractive and well-established residential locations, offering a wonderfully peaceful and quiet setting within a mature and highly sought-after neighbourhood. Characterised by established homes, tree-lined surroundings, and a strong sense of community, the area provides an ideal environment for families and professionals seeking a more tranquil lifestyle while still remaining exceptionally well connected to local amenities and transport links.

The property is conveniently positioned within easy reach of a wide range of everyday amenities, including local shops, supermarkets, cafés, parks, and well-regarded schooling. The surrounding area is particularly popular due to its quiet residential atmosphere, with minimal through traffic and an abundance of mature greenery contributing to the calm and welcoming feel of the neighbourhood. Of particular appeal to families,

Rugby High School is located just a short walk away, making the location especially desirable for those seeking access to highly regarded education within easy reach of home.

The nearby town of Rugby offers a comprehensive selection of retail, leisure, and dining facilities, together with a mainline railway station providing fast and regular services to London Euston in under an hour, Birmingham, and other major centres, making the location particularly appealing to commuters. Rugby also benefits from excellent road connectivity, with the M1, M6, M45, and A14 all easily accessible, providing convenient travel links across the Midlands and beyond.

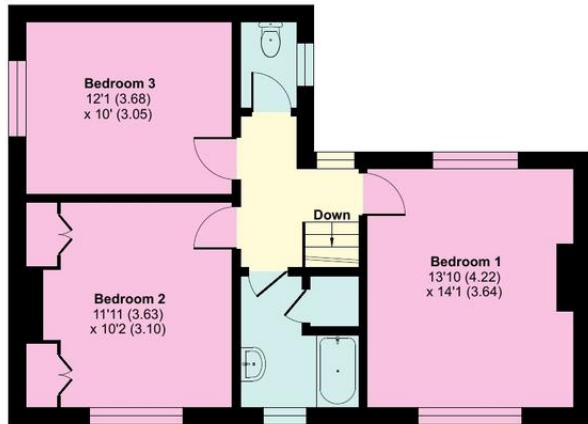
The area is also highly regarded for its excellent educational provision, with an impressive choice of both state and independent schools nearby. These include Lawrence Sheriff School, Bilton Grange, Princethorpe College, Bloxham School, and the internationally renowned Rugby School.

Combining a quiet and mature residential setting with excellent schooling, strong transport connections, and convenient access to Rugby town centre, Cawston Way represents a superb location for modern family living.

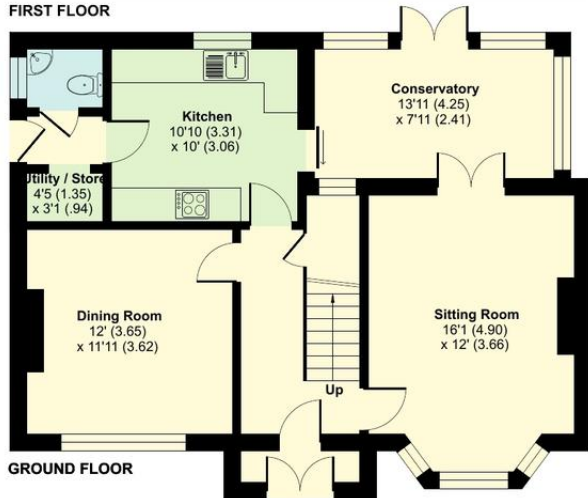
Cawston Way, Rugby, CV22

Approximate Area = 1315 sq ft / 122.1 sq m
 Garage = 239 sq ft / 22.2 sq m
 Total = 1554 sq ft / 144.3 sq m

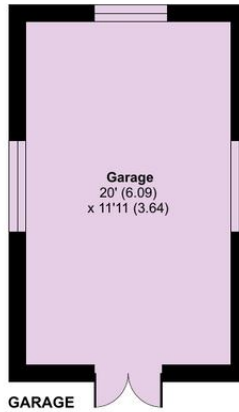
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FIRST FLOOR



GROUND FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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). © nlicom 2026. Produced for Edward Knight. REF: 1467574



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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.