



1 Hannah Twining Crescent, Rugby, Warwickshire, CV22 7YE

HOWKINS &
HARRISON

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Guide Price: £485,000

A beautifully presented four-bedroom detached family home with a double garage, occupying an attractive corner plot within the sought-after residential development of Cawston. Originally constructed as the Ashberry Homes show home to the popular Telford design, this exceptional property benefits from a range of premium upgrades throughout. Highlights include stylish fully tiled bathrooms, fitted wardrobes to selected bedrooms, and a professionally landscaped rear garden, creating an ideal space for both family living and entertaining. Offering spacious and well-appointed accommodation, this impressive home combines modern comfort with quality finishes, all within easy reach of local amenities, excellent schooling and transport links.

Features

- Popular residential location
- Within walking distance of local amenities
- Former show home
- Upgraded extras
- Kitchen/breakfast room
- Study
- Sitting/dining room with built in media unit
- Enclosed rear garden
- Principal bedroom with en-suite
- Double garage and parking
- High specification throughout



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 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, a former disused railway which has been turned into a nature and butterfly reserve. 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. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



Ground Floor

A welcoming entrance hall sets the tone for the quality and attention to detail found throughout this former Ashberry Homes show home. Finished with stylish wood-effect flooring which flows seamlessly through the kitchen, utility room and cloakroom which is beautifully appointed with contemporary metro-style tiling, WC and wash hand basin, while a useful storage cupboard is positioned beneath the staircase. Designed with modern family living in mind, the impressive study enjoys views over the front aspect and features attractive herringbone flooring together with built-in fitted furniture, including a bespoke unit to one wall with complementing desk, creating the ideal home working environment. The generously proportioned sitting room is a light and airy reception space, enhanced by elegant herringbone flooring, a feature bay window and a bespoke media wall, providing a stylish focal point for relaxation and entertaining. At the heart of the home lies the impressive kitchen/breakfast room, fitted with an extensive range of shaker-style cabinetry complemented by quality work surfaces and a range of integrated appliances, including a hob with extractor, double electric oven, fridge, freezer and dishwasher. French doors open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living. A separate utility room continues the high-specification finish, offering additional storage, worktop space and an integrated washing machine, with further access to the garden.





First Floor

A spacious galleried landing leads to four well-proportioned bedrooms, all benefitting from fitted wardrobes, a feature synonymous with the home's upgraded show home specification. The principal bedroom provides a luxurious retreat, enjoying dual-aspect windows that create a bright and airy atmosphere, together with a beautifully appointed en-suite shower room. Finished to an exceptional standard, the en-suite features full-height tiling, a contemporary vanity unit, WC and a chrome and glass shower enclosure. The remaining bedrooms are served by an elegant family bathroom, fully tiled with striking marble-effect wall tiles and fitted with a panelled bath with shower over, wash hand basin, WC and chrome heated towel rail.

Outside

Occupying an attractive corner plot, the property enjoys excellent kerb appeal with a block-paved driveway providing ample off-road parking and access to the detached double garage. The front of the property features a small lawn with established shrub borders, while a block paved pathway leads to the main entrance. The beautifully landscaped rear garden has been thoughtfully designed to create a private and tranquil outdoor space. Enclosed by attractive brick walls and mature planting, the garden is predominantly laid to lawn with established borders featuring a variety of shrubs and specimen trees, including a striking palm and cypress tree. A generous patio provides the perfect setting for outdoor dining and entertaining, while a charming pergola and dedicated children's play area further enhance the garden's appeal for families.





Viewing

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

Fixtures and Fittings

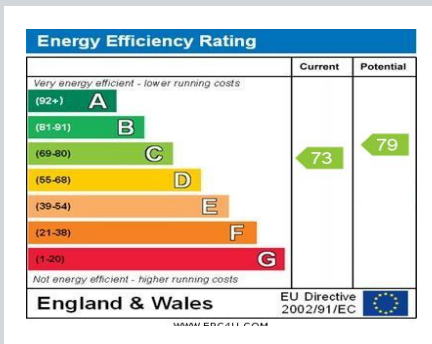
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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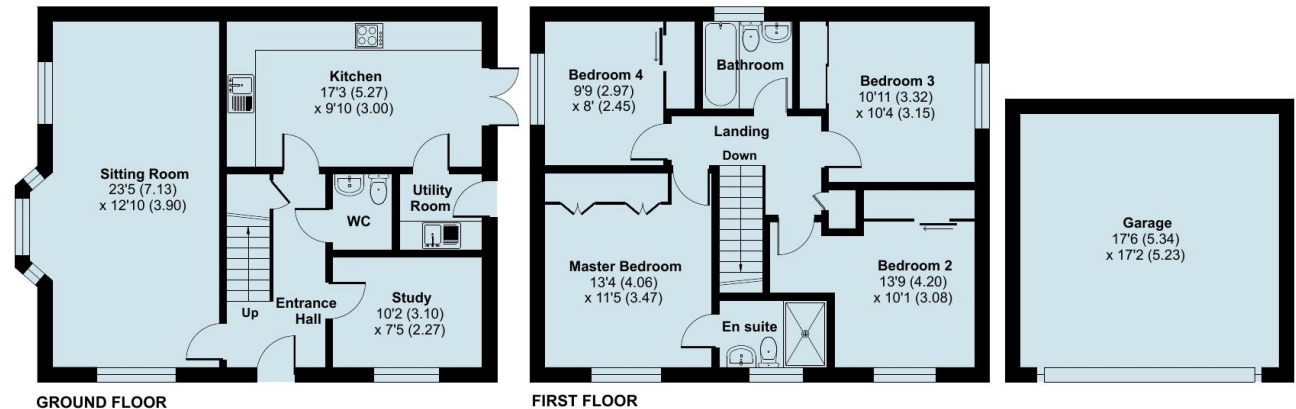
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Approximate Area = 1369 sq ft / 127.1 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1670 sq ft / 155 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Howkins & Harrison. REF: 1464447

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