



EDWARD KNIGHT
ESTATE AGENTS

19 SIGWELS ROAD, CAWSTON, RUGBY, CV22 7XF

GUIDE PRICE £475,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this impressive four-bedroom detached family home, occupying an attractive position on the edge of the highly regarded Cawston development. Built by Redrow and enhanced with a range of high-specification upgrades, the property offers beautifully presented, well-proportioned accommodation ideally suited to modern family living.

One of the property's particular attractions is its position within the development, enjoying a pleasant sense of space with neighbouring countryside and a children's play area close by, while remaining within easy reach of Cawston's excellent local amenities and schooling.

The accommodation is entered via a welcoming entrance hall, with a useful ground-floor WC and access to the principal reception rooms. The separate living room provides a comfortable and well-presented space in which to relax, while an additional study offers an ideal dedicated home office, playroom or snug.

The heart of the home is undoubtedly the superb kitchen and dining room. Finished in a contemporary style, the kitchen features an extensive range of sleek high-gloss cabinetry complemented by solid wood-effect work surfaces, integrated appliances, a gas hob with stainless-steel extractor and double ovens. A generous peninsula provides additional preparation and storage space while helping to create a sociable connection between the kitchen and dining areas. There is also a separate utility room, providing further practical storage



and laundry facilities.

The dining area offers ample space for a substantial family dining table and flows naturally into an additional seating area, creating an excellent open-plan environment for both everyday family life and entertaining. French doors provide a wonderful connection with the garden, allowing plenty of natural light into the room and opening directly onto the patio.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, alongside the family bathroom. The bedrooms are attractively presented and offer a combination of generous sleeping accommodation and useful space for wardrobes and additional furniture.

Outside, the rear garden provides an attractive extension of the living accommodation, with a generous paved patio creating an excellent space for outdoor dining and entertaining. Beyond is a well-maintained lawn bordered by established planting and enclosed by timber fencing and brick walling, providing a pleasant and relatively private setting.

To the front, the property enjoys an attractive approach with established shrubs and lawn, together with a driveway providing off-road parking and access towards the garage.

Overall, this is a particularly appealing Redrow-built family home combining generous accommodation, stylish presentation and a highly



convenient position on the edge of Cawston. With its excellent open-plan kitchen and dining space, separate living room and study, four good-sized bedrooms and attractive garden, the property offers an excellent opportunity for buyers seeking a modern family home in one of Rugby's most popular residential locations.

LOCATION

The property is located on the edge of Bilton Village and is just a short walk to the local parade of shops, Cawston Primary School, the children's play area and







various other parks and nature walks.

Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks, including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character, including a beautiful village green which is renowned in the spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent primary schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with independent schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state secondary and independent schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls in nearby Bilton and Lawrence Sheriff for boys which is located in Rugby's centre as well as Bilton school and Rugby Free School.

ENTRANCE HALL

10' 1" x 6' 7" (3.07m x 2.01m)

LOUNGE

16' 4" x 11' 8" (4.98m x 3.56m)

KITCHEN/DINER/FAMILY ROOM

25' 8" x 12' 9" (7.82m x 3.89m)

UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.7m)

W.C

5' 7" x 3' 9" (1.7m x 1.14m)

BEDROOM ONE

13' 8" x 11' 2" (4.17m x 3.4m)

ENSUITE

7' 7" x 4' 2" (2.31m x 1.27m)

BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m)

BEDROOM THREE

11' 2" x 9' 6" (3.4m x 2.9m)

BEDROOM FOUR

9' 9" x 7' 6" (2.97m x 2.29m)

BATHROOM

10' 8" x 5' 7" (3.25m x 1.7m)

GARAGE

18' 2" x 9' 5" (5.54m x 2.87m)

IMPORTANT INFORMATION

Anti Money Laundering (AML) Requirements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		