



**EDWARD KNIGHT**  
ESTATE AGENTS

41 DORSET CLOSE, CAWSTON, RUGBY, CV22 7RB

OFFERS OVER £350,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this four bedroom detached property situated on the edge of the popular residential area of Cawston. This property offers good size accommodation and benefits from off road parking and a single garage. The accommodation includes an entrance hall, ground floor WC, living room, dining room, study, kitchen/breakfast room and utility. On the first floor, there are four good sized bedrooms, with an ensuite off the master.

## 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), 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

5' 1" x 15' (1.55m x 4.57m)

#### LIVING ROOM

10' 0" x 16' 0" (3.05m x 4.88m)

#### DINING ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

#### STUDY

8' 0" x 11' 0" (2.44m x 3.35m)

#### KITCHEN/BREAKFAST ROOM

9' 1" x 14' 0" (2.77m x 4.27m)

#### UTILITY ROOM

5' 0" x 6' 0" (1.52m x 1.83m)

#### W.C

4' 7" x 5' 4" (1.4m x 1.63m)



#### MASTER BEDROOM

9' 1" x 16' 0" (2.77m x 4.88m)

#### EN-SUITE

5' 0" x 8' 0" (1.52m x 2.44m)

#### BEDROOM TWO

8' 1" x 11' 1" (2.46m x 3.38m)

#### BEDROOM THREE

8' 0" x 8' 0" (2.44m x 2.44m)







**BEDROOM FOUR**  
8' 0" x 10' 0" (2.44m x 3.05m)

**BATHROOM**  
5' 5" x 8' 0" (1.65m x 2.44m)

**LANDING**  
11' x 4' (3.35m x 1.22m)

**GARAGE**  
18' 3" x 8' 2" (5.56m x 2.49m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		