



**EDWARD KNIGHT**  
ESTATE AGENTS

2 BLACKTHORN CLOSE, EDEN PARK, RUGBY, CV21 1PW

£550,000





## PROPERTY SUMMARY

An Exceptional CALA Homes Residence Overlooking Eden Park Spinney

Edward Knight Estate Agents are proud to present this truly outstanding five-bedroom detached family home, built by the renowned CALA Homes, offering immaculate and stylish accommodation arranged over three expansive floors. This beautifully appointed property is enviably positioned on a generous plot with uninterrupted, panoramic views across the serene Eden Park Spinney—a haven of natural beauty, mature trees, and thriving wildlife that provides both a picturesque outlook and a remarkable sense of privacy.

From the moment you arrive, it's clear this is a home of distinction. The property is approached via a charming front garden with curated planting that frames the entrance with colour and elegance. The idyllic spinney opposite not only elevates the setting but ensures a rare degree of seclusion.

Upon entering, the quality and thoughtful design are immediately evident. The welcoming entrance hallway sets the tone, leading to a stylish guest cloakroom and a spacious formal living room—perfect for relaxation or entertaining guests. The heart of the house unfolds into a stunning open-plan kitchen, dining, and family area. This bright and contemporary space is fitted with sleek modern cabinetry, premium work surfaces, and a full suite of integrated appliances, including a Smeg double oven, gas hob, and dishwasher. An adjoining utility room adds practicality without compromising on style.

The first floor is generously proportioned and thoughtfully laid out. A luxurious master suite awaits, complete with a bespoke-fitted dressing area and a private en-suite shower room. Two further double bedrooms on this level are served by a beautifully finished four-piece family bathroom, which includes a walk-in double shower cubicle and high-quality fixtures.



Ascending to the top floor, you'll find two additional spacious and light-filled double bedrooms, each enjoying dual-aspect windows and elevated views. These rooms are complemented by a stylish shower room, making the upper floor ideal for older children, guests, or home working.

Externally, this home continues to impress. The rear garden has been professionally landscaped to create an elegant and tranquil retreat, featuring a variety of mature shrubs, special plantings, and well-designed entertaining spaces. A charming summer house adds versatility-perfect as a garden office, storeroom, or quiet escape. The property also benefits from a detached garage and a private driveway offering ample parking.

Additional features include modern double glazing throughout, gas central heating, and a finish that is truly 'move-in ready'.

In summary, this exceptional CALA-built residence combines timeless elegance, practical modern living, and an unrivalled position facing the natural beauty of Eden Park Spinney. Viewing is highly recommended to fully appreciate the lifestyle and setting this remarkable home offers.

#### LOCATION

Eden Park enjoys a highly sought-after location that offers the perfect balance between convenient connectivity and lifestyle amenities, making it an ideal choice for families, professionals, and commuters alike. Strategically positioned in the northern outskirts of Rugby, this modern development benefits from excellent transport links, with swift access to major road networks including the M1, M6, A5, and A14-making regional and national travel exceptionally convenient.

For those commuting to the capital or other major cities, Rugby's mainline railway station is just a short drive



away, providing direct and frequent services to London Euston in under 50 minutes, as well as regular connections to Birmingham, Coventry, and the wider Midlands.

In addition to its superb connectivity, Eden Park is perfectly placed for enjoying both retail therapy and the great outdoors. Just minutes away lies the ever-popular Elliott's Field Shopping Park-one of Rugby's premier retail destinations. This vibrant, open-air shopping hub boasts a wide selection of major high street brands and household names including Marks & Spencer, Next, Nike, TK Maxx, and River Island, along







with numerous dining options such as Nando's, Costa Coffee, and Starbucks, making it a go-to destination for shopping and leisure.

Nature enthusiasts and families will appreciate the close proximity to Swift Valley Nature Reserve, a picturesque 24-hectare park managed by the Warwickshire Wildlife Trust. The reserve offers a peaceful escape with scenic walking trails, diverse wildlife habitats, and open green spaces perfect for outdoor recreation, dog walking, or simply unwinding amidst nature.

Families are also well served by a selection of well-regarded local schools, with both primary and secondary education options available nearby. The area benefits from an established community feel, with local parks, playgrounds, and open spaces enhancing the appeal for those with children.

Whether you're looking for quick commuting options, weekend leisure, high-quality shopping, or peaceful natural surroundings, Eden Park delivers on all fronts-making it one of Rugby's most desirable and well-rounded residential locations.



#### ENTRANCE HALL

#### GROUND FLOOR WC

#### LIVING ROOM

22' 2" x 11' 1" (6.76m x 3.38m)

#### KITCHEN/FAMILY/DINING ROOM

22' 2" x 14' 2" (6.76m x 4.32m)

#### UTILITY ROOM

6' 6" x 5' 0" (1.98m x 1.52m)

#### FIRST FLOOR

#### MASTER BEDROOM

12' 10" x 11' 3" (3.91m x 3.43m)

#### DRESSING ROOM

9' 1" x 8' 7" (2.77m x 2.62m)

#### EN SUITE SHOWER ROOM

#### BEDROOM FOUR

12' 10" x 12' 2" (3.91m x 3.71m)

#### BEDROOM FIVE

14' 5" x 9' 0" (4.39m x 2.74m)

#### FAMILY BATHROOM/SHOWER ROOM

#### SECOND FLOOR

#### BEDROOM TWO

14' 9" x 11' 3" (4.5m x 3.43m)

#### SHOWER ROOM

#### BEDROOM FIVE

14' 9" x 9' 4" (4.5m x 2.84m)

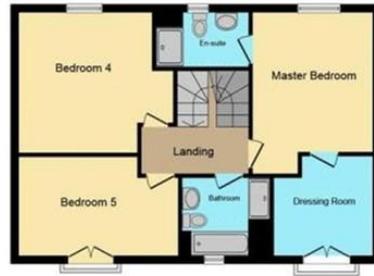
#### OUTSIDE

#### GARAGE



### Ground Floor

Floor area 67.0 sq. m. (721 sq. ft.)  
approx



### First Floor

Floor area 67.0 sq. m. (721 sq. ft.)  
approx



### Second Floor

Floor area 47.0 sq. m. (506 sq. ft.)  
approx