



**EDWARD KNIGHT**  
ESTATE AGENTS

14 ROUNDHOUSE DRIVE, CAWSTON, RUGBY, CV22 7YX

£325,000







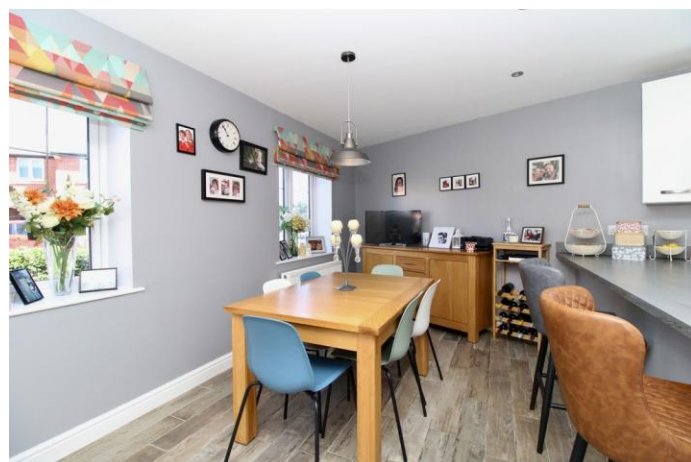
## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate and spacious three-bedroom home, arranged over two well-designed storeys, has been thoughtfully enhanced by the current owners and is presented to the highest of standards throughout. Built by the reputable William Davis Homes, the property benefits from quality craftsmanship and the remaining years of its NHBC warranty, providing added peace of mind.

The heart of the home is a stunning open-plan kitchen and dining area-perfectly suited for modern family living and entertaining guests. The kitchen is complemented by an adjoining utility room, offering additional convenience and storage. A generously proportioned, dual-aspect living room provides an abundance of natural light and a welcoming atmosphere, while a ground floor WC completes the practical layout on the lower level.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal suite featuring a contemporary en suite shower room. The remaining two bedrooms are served by a well-appointed family bathroom, finished to a high standard.

Outside, the beautifully landscaped rear garden enjoys a sunny southerly aspect and features two dedicated seating areas, ideal for alfresco dining or relaxing in the warmer months. To the rear of the property is a single garage and a private driveway, offering off-road parking.



This exceptional home combines modern living

with quality finishes and is ideally suited to buyers seeking space, style, and comfort in a desirable location.

#### LOCATION

Cawston is a highly sought-after residential area, particularly popular among families and commuters due to its excellent connectivity and well-established community infrastructure. The area offers easy access to major transport links, including convenient road networks and a regular local bus service, making it an ideal base for those needing to commute to nearby towns and cities.

At the heart of Cawston, residents enjoy a wide array of local amenities including shops, cafes, and essential services, all contributing to a vibrant and self-sufficient community. The area is also known for its abundance of green open spaces, providing ample opportunity for outdoor recreation, dog walking, and family activities. Several well-maintained children's play parks are dotted throughout the neighbourhood, enhancing its appeal for young families.

The nearby village of Bilton, within comfortable walking distance, offers an even broader selection of amenities including shops, restaurants, and additional leisure facilities.

Educational provision in Cawston is excellent, with Cawston Grange Primary School serving the immediate area. Further primary education options include Bilton Junior School and Henry Hinde Infant and Junior Schools, all within walking distance. For secondary and independent schooling, the wider Rugby area offers an



impressive selection of both state and private institutions. These include the highly regarded Rugby High School for Girls, Lawrence Sheriff School, Bilton Grange Preparatory School, Princethorpe College, and the prestigious Rugby School—one of the most renowned independent schools in the UK.

#### GROUND FLOOR









#### **ENTRANCE HALL**

4' 11" x 7' 6" (1.5m x 2.29m)

#### **GROUND FLOOR WC**

5' 8" x 3' 5" (1.73m x 1.04m)

#### **LIVING ROOM**

10' 10" x 17' 7" (3.3m x 5.36m)

#### **OPEN PLAN KITCHEN DINING ROOM**

16' 3" x 17' 6" (4.95m x 5.33m)

#### **UTILITY ROOM**

7' 1" x 7' 11" (2.16m x 2.41m)

#### **FIRST FLOOR LANDING**

7' 1" x 10' 7" (2.16m x 3.23m)

#### **MASTER BEDROOM**

17' 6" x 11' 3" (5.33m x 3.43m)

#### **EN SUITE SHOWER ROOM**

7' 6" x 5' 8" (2.29m x 1.73m)

#### **BEDROOM TWO**

16' 4" x 10' 1" (4.98m x 3.07m)

#### **BEDROOM THREE**

7' 7" x 10' 10" (2.31m x 3.3m)

#### **FAMILY BATHROOM**

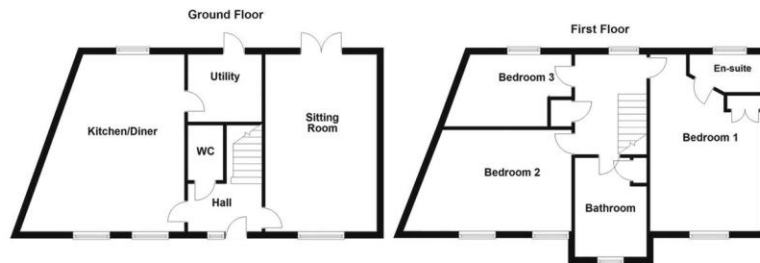
10' 2" x 6' 10" (3.1m x 2.08m)

#### **OUTSIDE**

#### **GARAGE**







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		