



EDWARD KNIGHT
ESTATE AGENTS

15 RICHARD WALKER WAY, CAWSTON, RUGBY, WARWICKSHIRE, CV22 7YL

OFFERS OVER £450,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this immaculate four-bedroom detached family residence, built by Messrs Bellway Homes to their highly regarded 'Maple' design. The property is positioned within the sought-after and exclusive Fernwood development, situated on the desirable western outskirts of Rugby Town. Offering exceptional presentation throughout, this home has been meticulously maintained and enhanced, providing a superb opportunity for discerning buyers seeking a modern family property in a prime location.

Internally, the accommodation has been thoughtfully designed for modern family lifestyles and provides a generous, well-planned layout across two floors. The ground floor comprises a welcoming entrance hallway with cloakroom/W.C., a bright and spacious lounge, and a contemporary fitted kitchen that flows seamlessly into an open-plan dining and family area. This space enjoys direct views over the rear garden and is further enhanced by the addition of a large uPVC conservatory, offering an extra versatile living area ideal for entertaining or relaxing.



The first floor offers four well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while all bedrooms are presented in excellent decorative order and are suitable for family living or flexible use as guest rooms or home office space.

Externally, the property is equally impressive. To the front, a driveway provides off-road parking for two vehicles in addition to the integral single garage.

To the rear, the immaculate enclosed landscaped garden is south-facing, ensuring abundant natural light throughout the day, and offers an ideal space for outdoor dining and recreation. The home is further enhanced by the installation of solar panels on the rear roof, promoting energy efficiency and cost savings.

Further benefits include gas-fired central heating, double glazing throughout, and the remainder of the NHBC 10-year building warranty for added peace of mind.

This outstanding property represents an excellent opportunity to acquire a high-quality modern family home within a prestigious development, combining style, practicality, and energy efficiency in a highly convenient 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.

BEDROOM THREE

11' 7" x 10' 4" (3.53m x 3.15m)

BEDROOM FOUR

7' 10" x 9' 10" (2.39m x 3m)

FAMILY BATHROOM

7' 2" x 6' 11" (2.18m x 2.11m)

GARAGE

10' 2" x 19' 5" (3.1m x 5.92m)

AGENTS NOTES

The property also benefits from solar panels which provide discounted electricity for the householder as well as an additional income stream.



ENTRANCE HALL

6' 10" x 19' 2" (2.08m x 5.84m)

GROUND FLOOR WC

3' 0" x 5' 10" (0.91m x 1.78m)

LIVING ROOM

16' 4" x 10' 2" (4.98m x 3.1m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

27' 8" x 11' 2" (8.43m x 3.4m)

CONSERVATORY

9' 11" x 14' 6" (3.02m x 4.42m)

FIRST FLOOR

MASTER BEDROOM

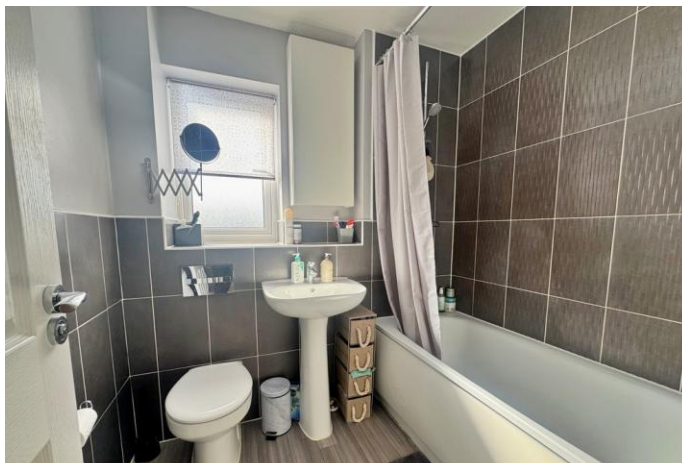
13' 8" x 14' 2" (4.17m x 4.32m)

EN SUITE SHOWER ROOM

6' 10" x 7' 2" (2.08m x 2.18m)

BEDROOM TWO

13' 10" x 10' 0" (4.22m x 3.05m)





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		