



EDWARD KNIGHT
ESTATE AGENTS

57 OPHELIA CRESCENT, CAWSTON, RUGBY, CV22 7UU

£459,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional detached residence, ideally positioned within the highly sought-after 'Cawston Fields' development in Rugby.

Constructed by Redrow and thoughtfully enhanced by the current owners with a range of high-quality upgrades and stylish finishes, this beautifully presented home is offered in immaculate condition throughout, combining contemporary design with practical family living.

The welcoming entrance hall is bright and spacious, setting the tone for the quality found throughout the property. To the front, the elegant living room enjoys a pleasant outlook, creating a calm and inviting space to relax.

To the rear, the home opens into a stunning open-plan kitchen dining room, designed as the true heart of the home. Featuring a range of upgraded integrated appliances, sleek cabinetry, and generous work surfaces, this space is perfectly suited to both everyday living and entertaining. Large doors allow natural light to flood in and provide seamless access to the garden. A separate utility room adds further convenience, along with a well-appointed ground floor WC.

Upstairs, the property continues to impress with four generously proportioned double bedrooms. The principal bedroom is particularly well-appointed and includes a stylish en suite shower room. A contemporary family bathroom serves the remaining bedrooms, finished to a high standard.



Externally, the property benefits from a generous driveway providing ample off-road parking and leading to a single integrated garage. The rear garden has been thoughtfully arranged to offer a private and well-maintained outdoor space, featuring a lawn, patio seating area, and further rear seating area, ideal for both entertaining and family use.

This is a superb opportunity to acquire a beautifully upgraded, turnkey home within one of Rugby's most desirable modern developments.

LOCATION

This property enjoys a prime position on the edge of the prestigious Cawston Fields development, offering convenient access to a variety of local amenities. Residents benefit from a short, pleasant walk to the nearby parade of shops, the well-regarded Cawston Primary School, a dedicated children's play area, as well as several picturesque parks and scenic nature walks, ideal for outdoor leisure and family activities.

Cawston itself is a desirable suburban village situated to the south-west of Rugby, in close proximity to the charming neighbouring village of Bilton. The property lies approximately two miles from Rugby Town Centre, providing excellent connectivity and access to Rugby Railway Station. This station offers a high-speed rail service to London Euston, with journey times of under 50 minutes, making it an excellent location for commuters. Furthermore, the village benefits from strategic accessibility to major road networks



including the A45, M45, M1, and M6, facilitating convenient travel throughout the Midlands and beyond.

Just a short stroll away, Bilton Village retains much of its traditional charm, featuring a beautiful village green famed for its vibrant spring display of crocuses. Bilton offers a wealth of local amenities including two supermarkets, two historic public houses-the George and The Black Horse-a well-equipped doctor's surgery, dentist, chemist, hairdressers, beauty salons, several coffee shops







and eateries, as well as a butcher's shop. The village is also home to four churches, notably St Mark's Church, which dates back to the 14th century and adds a rich sense of heritage to the community.



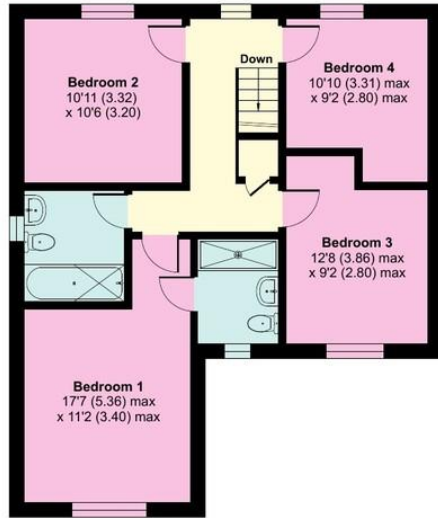
Families will appreciate the excellent educational opportunities in the area. Primary education options include Cawston Primary School, Bilton Primary School, and Bilton Junior School. For those seeking independent schooling, Crescent School and Bilton Grange Preparatory School offer highly regarded alternatives. Secondary education is readily available at Bilton School and Rugby Free School, with further prestigious state and independent options within Rugby itself. Among these are the internationally renowned Rugby School, Rugby High School for Girls located in nearby Bilton, and Lawrence Sheriff School for boys, situated in the town centre. This diverse educational offering caters comprehensively to a broad spectrum of academic needs and aspirations.



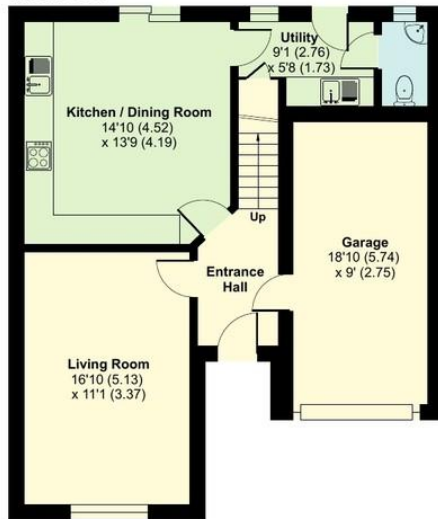
Ophelia Crescent, Cawston, Rugby, CV22

Approximate Area = 1235 sq ft / 114.7 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1451292



14 Regent Street, Rugby,
 Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
 01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.