



EDWARD KNIGHT
ESTATE AGENTS

6 BLYTH CLOSE, CAWSTON, RUGBY, CV22 7GY

OFFERS OVER £450,000





PROPERTY SUMMARY

This exceptional four-bedroom detached family home occupies an outstanding plot, featuring a detached double garage and private electric gated access to the rear - a rare and highly desirable addition that offers both security and extensive off-road parking.

Situated within the sought-after area of Cawston, the property is ideally positioned for family living, with convenient access to Cawston Grange Primary School, Cawston Play Area, local amenities, and excellent transport links including Rugby Railway Station.

Set behind a well-maintained frontage, the home is approached via a pathway leading to a welcoming entrance.

Internally, the property offers spacious and versatile accommodation throughout and has been thoughtfully extended to the rear, creating a superb layout ideally suited to modern family living. The entrance hall provides access to a cloakroom, staircase to the first floor, a generous living room, and an impressive open-plan kitchen dining space.

The living room is a superb, full-length reception room, filled with natural light from dual aspect windows and French doors. A feature marble fireplace creates an elegant focal point, making this an ideal space for both relaxing and entertaining.

To the rear, the open-plan kitchen diner forms the heart of the home. Designed with both practicality and sociability in mind, it features a central



peninsula breakfast bar, ample worktop space, and a range of fitted units. Integrated appliances include a hob with extractor, oven, grill, microwave, dishwasher, and fridge freezer. The dining area comfortably accommodates a large table, perfect for family life and hosting guests.

A separate utility room provides additional storage and space for laundry appliances, with access through to the extended reception room.

The extended reception room is a superb addition to the home, offering a versatile second living space with views across the garden. Benefitting from underfloor heating, it can be enjoyed year-round and is ideal as a family room, playroom, or entertaining area, with direct access to the garden.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a particularly generous room, complete with fitted wardrobes and a private en-suite shower room. The second bedroom is also a spacious double with built-in storage, while bedrooms three and four offer flexibility for family use, guests, or home working.

The family bathroom is well-appointed with a bath and overhead shower, wash basin, WC, and heated towel rail.

Externally, the property truly excels. The rear garden is beautifully maintained, offering a generous lawn and landscaped surroundings -



perfect for outdoor entertaining and family enjoyment. To the rear, electric gates provide private access to the driveway and detached double garage, with ample parking for multiple vehicles.

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







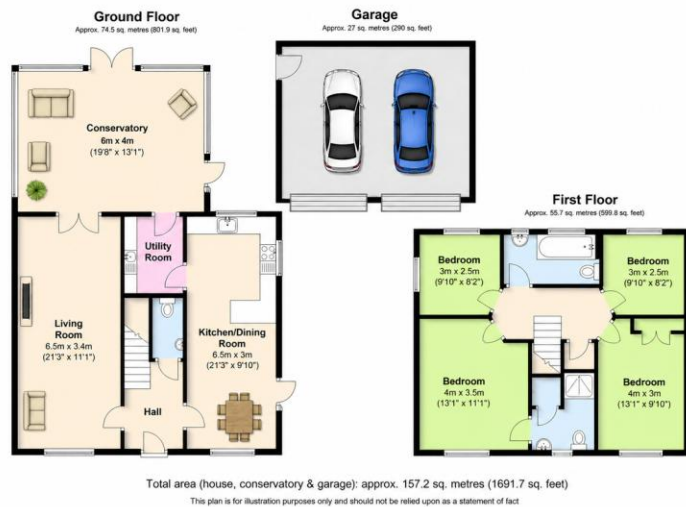
Primary School, a dedicated children's play area, as well as several picturesque parks and scenic nature walks, ideal for outdoor leisure and family activities.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		