



EDWARD KNIGHT
ESTATE AGENTS

7 ROTHERHAM CLOSE, CAWSTON, RUGBY, CV22 7TG

OFFERS OVER £600,000





OPEN DAY

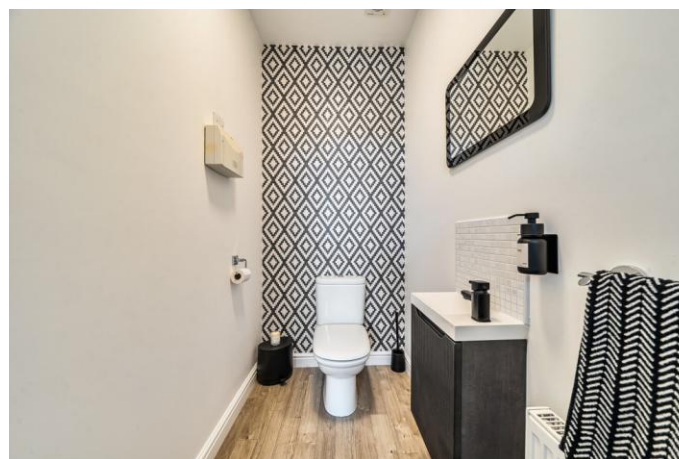
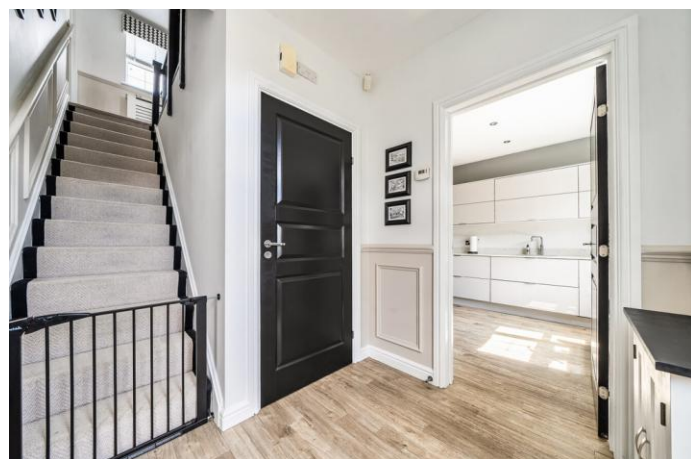
We are pleased to invite prospective buyers to an
****Open Day taking place on Saturday 5th September 2026****

Viewings will be conducted strictly by appointment, with allocated time slots throughout the day to ensure every visitor has the opportunity to fully appreciate the property. To attend the Open Day, you must call the office in advance to book your viewing

PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial and beautifully presented five-bedroom detached family home, occupying an excellent position within the highly regarded Cawston Fields development.

Offering approximately 1,976 sq ft of internal accommodation, arranged across three floors, the property provides an exceptional amount of space for family living and has been considerably improved by the current owners, including a refitted kitchen, upgraded bathrooms and a host of stylish finishing touches throughout. A particularly noteworthy feature is the generous plot, with gardens extending to three sides of the property, providing an unusually substantial amount of outside space for a home of this type. Further benefits include a conservatory with insulated roof, utility room, three bath/shower rooms, extensive off-road parking, EV charging point and a detached double garage.



The accommodation begins with a welcoming entrance hall, providing access to a useful guest

cloakroom/WC, both finished with Amtico flooring. The staircase rises through all three floors and features attractive wainscoting-style wall panelling, adding further character to the interior.

The main reception room extends to approximately 21 ft in length, creating an impressive yet comfortable family living space with excellent proportions. Beautifully presented, the room features Amtico herringbone flooring together with a stylish media wall incorporating a built-in wood-effect fire and decorative wall panelling. Patio doors provide direct access onto the garden, making this a particularly attractive space for both everyday family life and entertaining.

The refitted kitchen/dining room is another particular highlight. Also extending to approximately 21 ft, this excellent family space features a comprehensive range of contemporary units and work surfaces, complemented by Amtico flooring and an excellent selection of integrated appliances. These include a NEFF oven and combination oven, built-in wine fridge and a Quooker boiling and filtered water tap. The room also provides space for a dining area, while a separate utility room offers further storage and practicality.

Leading from the rear of the property is a conservatory, which benefits from an insulated roof and provides a comfortable additional reception space overlooking and opening onto the gardens. This versatile room works equally well as an informal dining area, sitting room or simply



somewhere to enjoy the attractive outside space throughout the year.

The first floor provides three well-proportioned bedrooms. The principal bedroom is particularly impressive, extending to approximately 21 ft at its maximum and benefitting from its own refitted en-suite shower room. Bedrooms two and three are both comfortable double bedrooms and are served by the refitted family bathroom.

A further staircase rises to the second floor, where







the generous accommodation continues with two additional bedrooms. Bedroom four is particularly spacious, measuring approximately 20 ft in length, while bedroom five provides another excellent double bedroom. These rooms are served by a further shower room, making the upper floor ideal for teenagers, guests or family members seeking a little more independence.

The arrangement across three floors is one of the property's greatest strengths, providing genuine flexibility for larger or growing families, those working from home or buyers simply looking for considerably more space than is typically associated with a modern development.

Externally, the property is particularly impressive. The gardens extend to three sides of the house and are notably substantial for a property of this style, creating a wonderful sense of space around the home and providing numerous areas for relaxing, entertaining and family life.

The established gardens offer plenty of room for outdoor dining and seating, together with lawned areas and mature planting. The size and arrangement of the plot are a genuine feature of the property and help distinguish it from many comparable homes within the development.

The property also benefits from excellent off-road parking, an EV charging point and a substantial detached double garage, measuring approximately 17'1" x 17'1" and extending to around 291 sq ft. This provides excellent secure parking and storage, with further potential for use

as a workshop or hobby space if desired.

The roofs of both the main house and garage have also recently been professionally cleaned, further contributing to the exceptionally well-maintained appearance of the property.

Combining substantial accommodation, a particularly generous plot and a high standard of presentation throughout, this is an excellent family home within one of Rugby's most popular modern developments. Early viewing is highly recommended to fully appreciate the space, specification and outside accommodation on offer.

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



Rotherham Close, Cawston, Rugby, CV22

Approximate Area = 1976 sq ft / 183.5 sq m
Garage = 291 sq ft / 27 sq m
Total = 2267 sq ft / 210.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Edward Knight. REF: 1501485



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		