



Turchil Walk, Cawston, Rugby, CV22 7GE



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are delighted to offer to the market this three storey five bedroom detached family home situated on the popular Cawston Grange development, which is ideally located within walking distance of local shops. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a doctors surgery, post office, takeaways and a couple of well regarded public houses. The property is perfectly situated for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance offering a regular 50 minute service into London Euston. Cawston Grange is also served by well regarded schooling.

The property has been well maintained and offers considerably spacious family living across three floors. To the ground floor the accommodation comprises: entrance hallway, cloakroom/w.c, generous lounge with doors onto the garden and feature fireplace. A fantastic refitted kitchen/diner and utility completes the ground floor space. The kitchen is fitted with a comprehensive range of cream 'shaker' style units including built in double oven, microwave, gas hob and canopy extractor.

To the first floor there is a large master bedroom which benefits from built in wardrobes and en suite shower room, two further bedrooms with built in storage and a spacious family bathroom. Leading up to the second floor of this detached property the landing is bright and airy with plenty of room for this space to be adapted for use as a home office, there are two further generous bedrooms and a stunning refitted shower room. Internally the property further benefits from 'plantation' style shutters fitted to all of the windows, upvc double glazing and gas central heating throughout.

Externally the enclosed rear garden offers a good degree of privacy, mainly laid to lawn with well stocked borders and mature shrubs, patio area, designated area for the shed, and personal door into the garage. A secure side gate leads to a single garage and driveway where there is off road parking for two vehicles. The front garden is laid to lawn and surrounded by mature shrubs.

This spacious detached property in Cawston must be viewed!



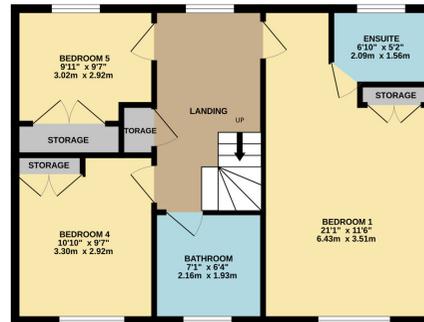
- CAWSTON GRANGE
- SPACIOUS LOUNGE WITH DOORS ONTO THE GARDEN
- KITCHEN/DINER
- UTILITY AND GROUND FLOOR W.C
- THREE STOREY DETACHED
- FIVE BEDROOMS
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- FAMILY BATHROOM, REFITTED SHOWER ROOM AND EN SUITE



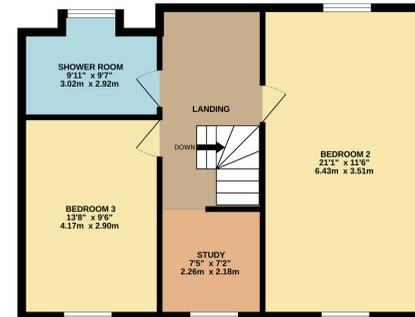
GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



01788 577 218  
info@guild-house.com  
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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