

Old Farm Close, Cawston, Rugby, CV22 7NY



**GUILD HOUSE**  
Estate Agents







Guild House estate agents are delighted to offer to the market this beautifully presented link detached family home. The property is situated in a quiet location within the popular Cawston Grange development. This immaculate home is ideally situated within walking distance of local shops. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a Drs 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. Cawston Grange is also served by well regarded schooling.

The property has been very well maintained and is beautifully presented throughout with accommodation on the ground floor to include: bright entrance hallway, cloakroom/w.c, well proportioned lounge with feature stone effect fire surround and gas inset fire. Sliding upvc doors lead to a good sized conservatory which, in turn opens onto the garden. The kitchen/dining room is a fantastic size with plenty of space for a 6ft dining table and chairs. The kitchen is fitted with a comprehensive range of contemporary white gloss units, integrated dishwasher, fridge/freezer, built in double oven, gas hob and chimney style extractor. Completing the ground floor is a well fitted utility with a sink and space for both washing machine and tumble dryer.

To the first floor the spacious master bedroom boasts built in wardrobes and ensuite shower room, there are three further good sized bedrooms, one with built in wardrobes and a spacious family bathroom. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the landscaped rear garden offers a huge degree of privacy and is fully enclosed by timber fencing. Mainly laid to lawn with raised flowerbeds, expansive paved patio area and side door access to the garage with a secure gate leading out to the driveway where there is parking for at least two vehicles.

Internal viewing is strongly recommended.





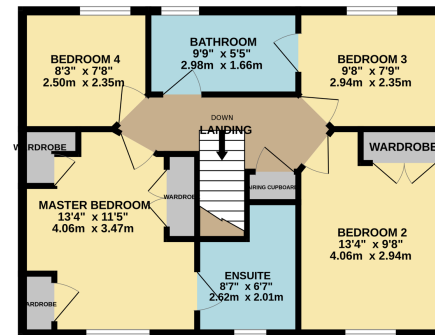
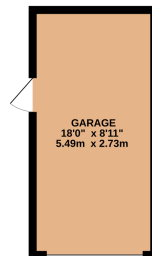
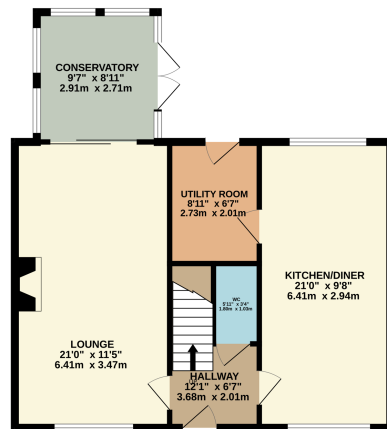
- CAWSTON
- LINK DETACHED
- IMMACULATE THROUGHOUT
- LARGE KITCHEN/DINER
- SPACIOUS LOUNGE
- CONSERVATORY
- FOUR GOOD SIZED BEDROOMS
- ENSUITE FACILITIES
- UTILITY AND GROUND FLOOR W.C
- SINGLE GARAGE
- PRIVATE REAR GARDEN
- EPC RATING - C





GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 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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