10 Grange Cottage Close, Cawston, Rugby, Warwickshire, CV22 7YD
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Offers in Excess of: £600,000

Plot 10 is the signature plot within this exclusive development of just ten contemporary homes on the edge of the popular residential area of Cawston. It is the only home built to the Pipewell design and offers well thought out and spacious living accommodation over three floors. The property is finished to an exceptionally high standard throughout with quality fixtures and fittings providing style, convenience and comfort for today’s discerning family.

Features
- Help to Buy Scheme available
- 2266 sq. ft. of contemporary living accommodation
- Most prestigious plot and one-off design
- Porcelanosa sanitary to all bathrooms and en-suites
- Symphony Quadra kitchen with granite work surfaces
- Bosch built-in appliances
- Underfloor heating to ground floor
- Bespoke oak staircases with glass balustrades
- Detached double garage
- Cat 6 cabling to whole house
- NHBC Buildmark warranty
**Location**
Cawston is ideally placed for commuters and popular with families owing to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school with nursery on-site and a community centre which offers a wide variety of activities and local resident functions. Cawston has plenty of open space for walks including the Cawston Greenway which is a former disused railway which has been turned into a nature and butterfly reserve. There are several children’s parks and Bilton village is within walking distance with its wider range of facilities. Primary Schooling is available at Cawston Grange Primary School with further primary schooling at Bilton Junior School and Henry Hinde School, both of which are within walking distance. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.

Rugby Town Centre – 3 miles  
Rugby Rail Station – 4.4 miles  
Bilton Village – 1.3 miles  
Leamington Spa – 14 miles  
Coventry – 12.5 miles

**Ground Floor**
The spacious hallway has underfloor heating and a bespoke staircase with glass and oak balustrade rising to the first floor. The hallway gives access to the ground floor accommodation and a cloakroom. Double doors lead through to an impressive open-plan living space incorporating a family area/snug, the kitchen area, and a spacious dining area. The kitchen has been fitted with a Symphony Quadra kitchen with granite work tops and built-in appliances including a Bosch five burner gas hob, microwave, dishwasher, double oven, fridge/freezer, chimney hood and wine cooler. The whole area is flooded with natural light with two sets of double doors to the rear garden, one off the snug and one off the dining area, with a further window overlooking the rear garden. Also off the hallway is a separate formal living room which is triple aspect with double doors onto the rear garden, a window to the front elevation and two windows to the side elevation.

**First Floor**
The first floor landing gives access to four double bedrooms, a storage cupboard, the family bathroom, and stairs to the second floor. Bedroom two makes a particularly impressive guest suite, having its own dressing room and en-suite shower room. The other bedrooms are all good sizes, two overlooking the rear garden and one to the front. The bathroom is fitted with Porcelanosa sanitary ware, ceramic tiles to the floor and walls, and chrome fittings.

**Second Floor**
The master suite occupies the full extent of the second floor and boasts a spacious bedroom with Velux windows, a dressing room, and a contemporary en-suite with Porcelanosa fittings.

**Outside**
The property is located at the end of a quiet cul-de-sac and commands the largest plot and most prestigious position within the development. To the front of the property is a driveway which leads to the detached double garage and provides off-road parking for several vehicles. The front and rear gardens are laid to turf with a large patio and outside lighting also to the rear.
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.