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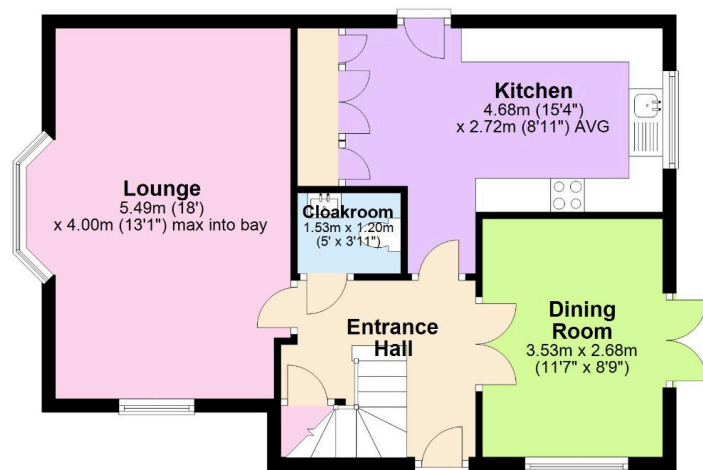
2 James Watt Close, Daventry NN11 8RJ

campbells
of Cawston, Rugby

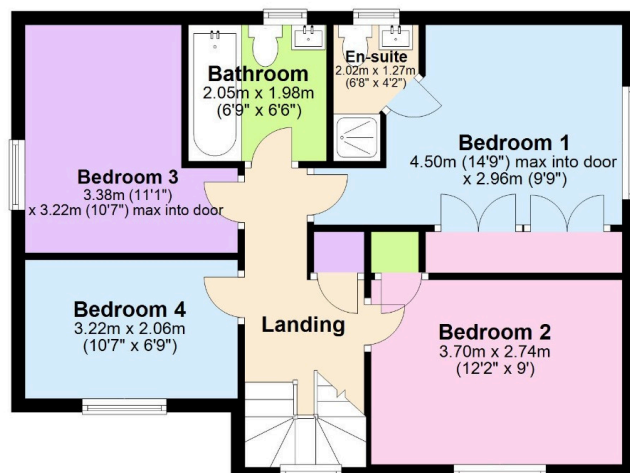


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage

Ground Floor



First Floor



LOCAL PROPERTY EXPERT CLARE BONWICK



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From the start I found Campbells Estate Agents friendly, helpful and spot on with reading the current market conditions. I had previously signed a 20-week contract with a different Estate Agent who I became extremely dissatisfied with. Once I could end that contract I chose Campbells as Clare impressed me with her knowledge, fresh ideas for marketing and realistic targets. I honestly believe no other agent would work harder. She went above and beyond, handling everything with utmost respect and sensitivity (as I was selling my late mother's home). She really worked hard to achieve the best outcome for both Seller and Buyer. I wouldn't ever consider a different agent now when selling property in future.
NAME: Charlotte, Rugby - 12th May, 2024
ABOUT: Clare

24 NOBLE DRIVE, CAWSTON

RUGBY, CV22 7FL

- ✔️ Main Bedroom with Built in Wardrobes and En-suite Shower Room
- ✔️ Contemporary Refitted Kitchen with Built in Appliances
- ✔️ Private Rear Garden with a Low Maintenance Design
- ✔️ Recently Updated Bathrooms and Cloakroom
- ✔️ Separate Dining Room with French Doors to Garden
- ✔️ Single Garage and Driveway for Two Cars
- ✔️ Lovely Sized Lounge with Bay Window
- ✔️ Four Bedroom Detached Property
- ✔️ Downstairs Cloakroom

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This beautifully presented home in Cawston, Rugby, has been upgraded and maintained to an excellent standard throughout.

Believed to have been built in around 2001, by McLean Homes, the current owners are only the second people to enjoy living in this home, which they have improved and updated during the 20 years that they have lived here themselves. The Entrance Hall is generous in size with a beautiful staircase to the first floor, and being positioned in the middle of the house, leads to all the other rooms including a downstairs cloakroom. There is a stylish flooring here which extends into the kitchen and downstairs cloakroom areas, designed to give that feeling of flow. The lovely sized Lounge is dual aspect with a pretty, bay window to the side of the house. A cool and relaxing place to unwind in the evening, yet a warm, sun lit spot to enjoy your morning coffee. The Dining room is also dual aspect and a great place to enjoy meals with the family or to entertain your friends with the French doors allowing you to spill into the garden on a Summer's evening. The Kitchen has been updated to give a lovely slick, contemporary feel to it. It's very well equipped with an excellent range of built in Neff appliances and useful storage solutions. The Bedrooms are great sizes too and are all stylish and relaxing spaces. There are three double bedrooms, ideal if you want to stop the children falling out over who gets the biggest bedroom! The fourth bedroom, which is currently used as a study/office, is a generous single. The En-suite shower room and Bathroom have been updated in recent

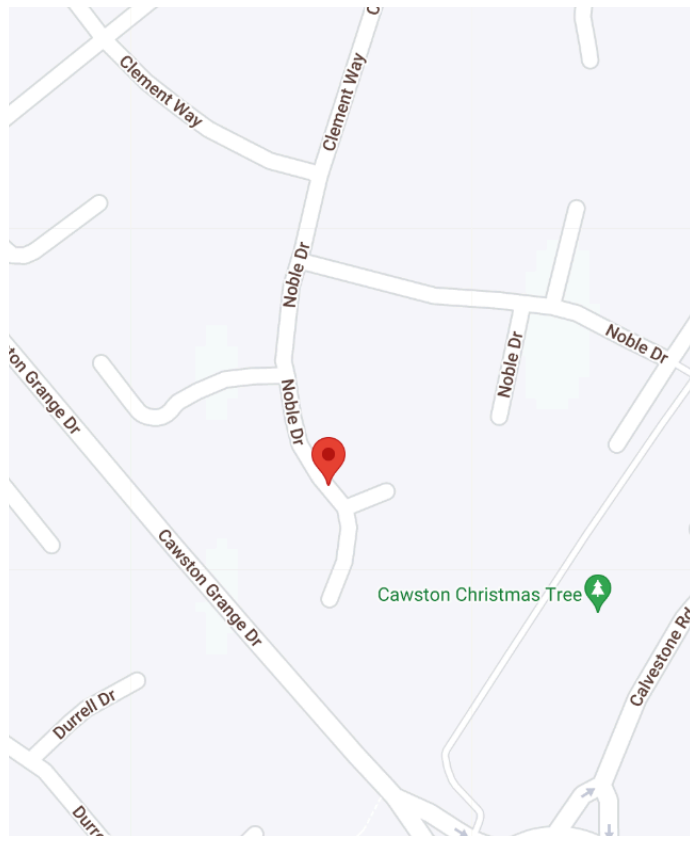
years giving a lovely modern feel to them both. The garden is one of the owner's favourite spots - sunny and private and easy to go and sit out on the patio and read a book. It has been beautifully designed to be stylish and maintenance friendly. It has a mature pear tree and established raspberry canes, and a cooking apple tree in the front garden means there are 'tonnes of fruit' from June through to September. The pretty front garden is lawned with a perimeter hedge and pathway leading to the front door. Set just to the right of the property, is the driveway providing plenty of eaves storage and benefits from power and lighting. It allows for parking for two cars and access to the single garage. It has an up and over door for access from the front and has been regularly used for parking a car in, (I know - that's rare!) However, as it sides on to the garden, by adding a personal door to the rear or left hand wall, easy access could be gained from the house and garden, making it a useful option if someone wished to convert it to an office or hobbies space. The cul-de-sac is a peaceful place, whether you're enjoying your garden in the finer weather or working from home during the day. There's a lovely feeling of space all around it too with plenty of room between each of the properties. See! - There is something for everyone!! If this sounds like somewhere that you would like to make home, please give the friendly team at Campbells a call and we'll be happy to help you further.



LOCATION

Located just a few miles southwest of Rugby, Cawston is also just a few minutes from Bilton village with all the amenities it has to offer. It's an ideal location for the commuter having easy access to major road and rail networks with a service from Rugby to Euston in under 58 minutes. Having no through road also means the only traffic is that of your neighbours or visitors. This is a lovely home in a charming setting. Cawston continues to be ever popular with families due to the wide selection of schools in the vicinity, including Cawston Grange Primary School with its on-site nursery.

As well as a good range of amenities within walking distance, you will also have access to pocket parks, a nature reserve, Cawston Woods and other lovely walks on your doorstep. The vendor also reliably informs me that there are three different golf courses, all within a 20 minute drive!



Council Tax: Band E EPC: Rating C

"We loved the house instantly due to the location. There's so much greenery and open space here and it was very convenient for commuting to work in Coventry and London. We soon felt very at home here." "I work from home a lot, so the study is bright and relaxing. However, it's just as nice to move to the garden and work outside in the summer. I love being able to open all the windows and it still be peaceful." "Sitting outside in the afternoon and evening sun listening to the birds will be one of the things I will miss most." "Across the road is a Cherry Tree, which is glorious in Spring and the talk of the close when it's in blossom!" "It's a great little cul-de-sac. The neighbours are lovely and always willing to 'keep an eye out' or take in a parcel for you and the postman's gardening knowledge is second to none."

