



**GRANGE
GARDENS**
CAWSTON

Grange Gardens, an exclusive
development of 10 contemporary
family homes





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Grange Gardens is an exclusive new development set on the edge of the popular area of Cawston. There are four different house types to choose from each offering five/six bedroom accommodation over three floors, finished to an exceptionally high standard and is ideally located on the edge of Cawston close to local amenities and schools.

Each property offers modern day living with open plan kitchen/breakfast rooms, under floor heating to the ground floor, a master bedroom with dressing room and en-suite and in some property types dressing room and en-suite to the second bedroom. The properties have been designed with attention to detail with glass and oak balustrades and granite work surfaces as standard.

These large, thoughtfully designed properties boast generously sized light-filled rooms and have turfed front and rear gardens, a private drive way and double garage.

Grange Gardens is a perfect location for family life with plenty of space to sit back and relax or to entertain with family and friends.

GRANGE GARDENS

A beautiful space between town and country

Rugby

Rugby is a market town in the county of Warwickshire, 13km east of Coventry on the Eastern edge of Warwickshire on the borders of Northamptonshire and Leicestershire and is the second largest town in the county.

The town is most famous for the invention of rugby football. The invention of the game is credited to William Webb Ellis whilst breaking the existing rules of a football match by picking up the ball and running in a match played in 1823 at Rugby School, one of England's most prestigious public schools.

Located in the heart of Warwickshire, Rugby is well placed for major road networks and its frequent Virgin Train service to London Euston which takes just under 50 minutes. In the heart of the town centre there are many specialist independent traders offering a wide range of merchandise as well as a variety of restaurants to choose from. You can visit Rugby Art Gallery and museum which opened in 2000 and also contains the town's library. For families, nearby Caldecott Park offers 10.6 acres of parkland with a children's play area, tennis courts, bowling green and indoor/outdoor area where you can purchase refreshments.

From time to time there are craft fairs, exhibitions and musical performances on the bandstand. Rugby is a sought after location in particular for its easy commutable distance to most parts of the country and for its wide choice of grammar and public schools which include Rugby School, Bilton Grange, Princethorpe College, Ashlawn Grammar School, Lawrence Sheriff Boys School and Rugby High School for Girls.

Cawston

Cawston is set on the edge of Rugby, within easy reach of the M45, M6 and M1 and less than an hour from London by direct train.

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 and include a local convenience store, beauticians, hairdressers and two food outlets.

There is a well regarded primary school which has a nursery on-site which also caters for before and after school care. A community centre nearby accommodates a wide variety of activities and local resident private functions. Cawston has been thoughtfully designed leaving plenty of open space for walks including the Cawston Greenway where local residents have turned part of a local disused railway into a nature and butterfly reserve. This attractive green corridor leads to Draycote Water and also gives access to Cawston Bluebell Woods and surrounding bridle paths. Cawston has several children's parks and is within walking distance of Bilton village with its wider range of facilities including two supermarkets, two public houses and a post office.

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.



An opportunity to be part of a beautiful development of contemporary family homes, offering the best of town and country living



GRANGE GARDENS
The Edwin



Plots **1,2,4**
 Area **2235 sq ft**

GRANGE GARDENS
The Boughton



Plots **3,5,9**
 Area **1963 sq ft**

GRANGE GARDENS
The Clement



Plots **6,7,8**
 Area **2267 sq ft**

GRANGE GARDENS
The Pipewell



Plot **10**
 Area **2266 sq ft**

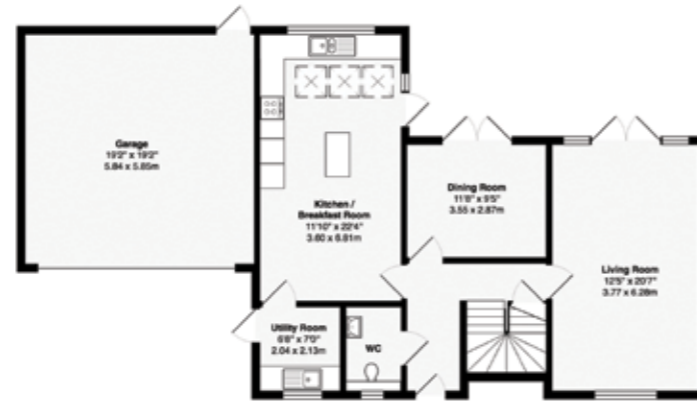
GRANGE GARDENS
The Edwin



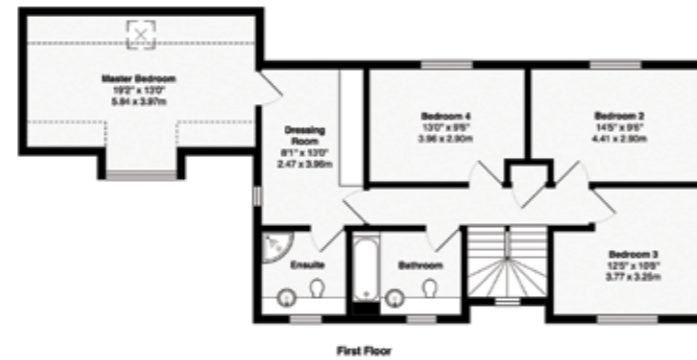
Design Notes

A spacious hallway with glass and oak staircase leads to the principal reception rooms and impressive kitchen/breakfast room with vaulted ceiling. The first floor has four double bedrooms including the master suite with large dressing room and en-suite. The top floor is an ideal space for teenagers with two further rooms and shared bathroom.

Ground Floor



First Floor



Second Floor



GRANGE GARDENS
The Boughton



Design Notes

On the ground floor of this executive home there is a large living room which gives access to the rear garden along with a spacious kitchen breakfast room which overlooks both the front and rear aspect. On the first floor there is a large master suite with dressing room and en-suite with three further double bedrooms and family bathroom. The second floor has a further bedroom with velux windows, dressing area and en-suite.

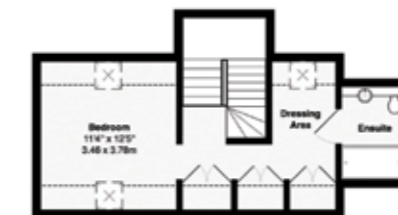
Ground Floor



First Floor



Second Floor



GRANGE GARDENS
The Clement



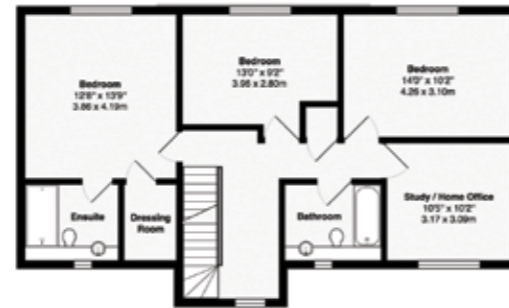
Design Notes

An ideal family home with spacious I-shaped open plan kitchen/family/living/dining room with double doors to the rear garden. A spacious living room, utility and cloakroom complete the downstairs accommodation. On the first floor there is four double bedrooms one of which has a dressing room and en-suite. The large master bedroom is located on the second floor and has a generous sized dressing room with plenty of storage and a further en-suite.

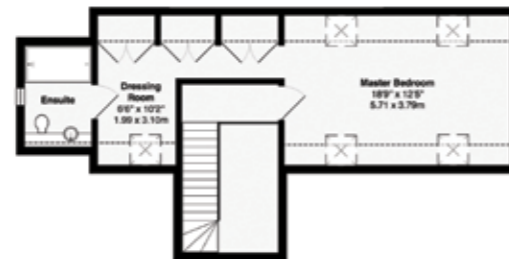
Ground Floor



First Floor



Second Floor



GRANGE GARDENS
The Pipewell



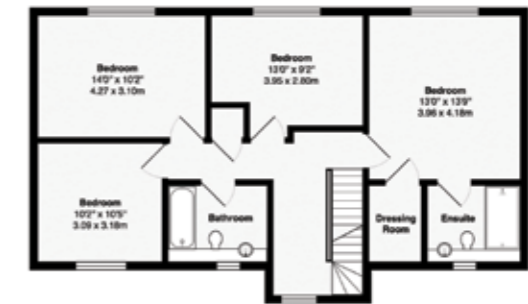
Design Notes

This thoughtfully designed property has an open plan kitchen/dining/family area and separate living space which both have double doors leading the rear garden. The first floor has four double bedrooms, one of which has a dressing room and en-suite. The second floor has a spacious master suite with dressing room and further en-suite.

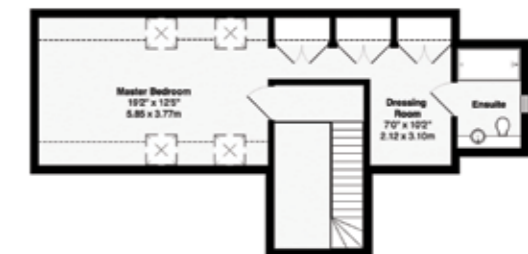
Ground Floor



First Floor



Second Floor



The specification for Grange Gardens provides a contemporary backdrop for modern living with quality touches throughout.

GRANGE GARDENS Specification

General Internal

- Under floor heating to the ground floor
- Gas central heating radiators to the 1st and 2nd floor
- Oak finished staircase and glass balustrades
- Cat 6 cabling to all of the house
- TV/BT and USB charging points to the kitchen/dining/living/bedrooms
- White slim line electrical accessories
- Mains wired smoke detectors with battery back up
- White Ladder moulded interior doors
- Chrome Ironmongery

External

- Integral double garage with grey door, power and light
- Buff patio to rear gardens
- External power point
- External water point
- External lighting to front and rear doors
- Turf to front and rear gardens
- 1.8m close board fencing neighbours boundary
- Black velux rooflights
- Grey PVCU windows
- Grey painted rafters, gutters and downpipes
- Slate grey slabs to entrance doors

Cloakroom

- Porcelanosa white sanitary ware
- Porcelanosa chrome taps
- Porcelanosa ceramic floor and wall tiles
- White recessed down lighters
- White Ladder moulded interior doors
- Chrome Ironmongery

Kitchen

- Symphony Quadra fitted kitchen
- Star Galaxy granite work tops with up stands and to cills
- Porcelanosa Madagascar Natural Ceramic flooring
- Built in Bosch 5 burner gas hob, microwave, dishwasher, double oven, fridge/freezer, chimney hood and wine cooler
- Recessed white down lighters to snug area

Bathroom

- Porcelanosa white sanitary ware
- Porcelanosa chrome taps and showers
- Porcelanosa ceramic floor and wall tiles
- Chrome towel rail
- White recessed down lighters

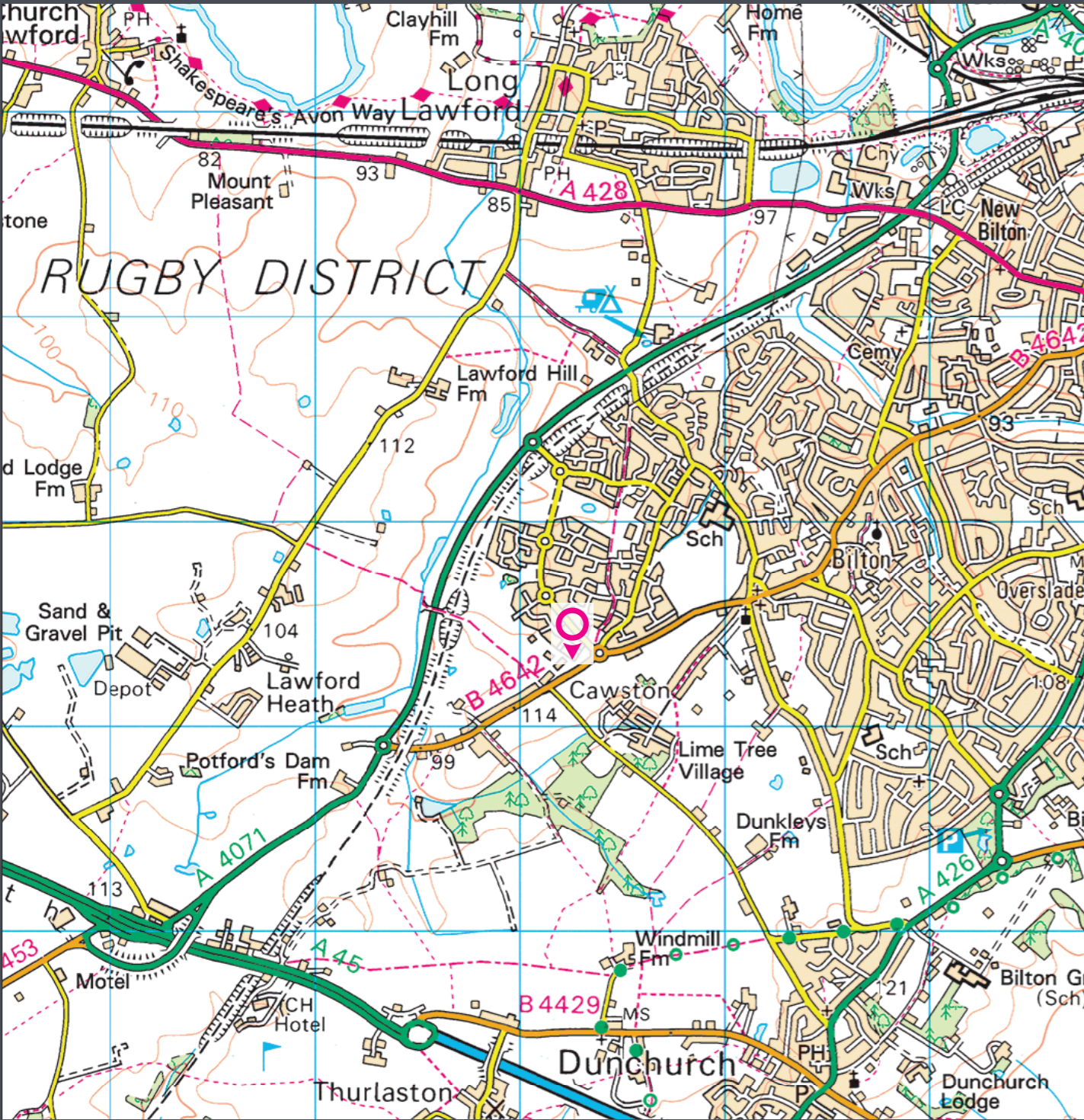
En-suite

- Showers
- Porcelanosa white sanitary ware
- Porcelanosa chrome taps and showers
- Porcelanosa ceramic floor tiles
- Porcelanosa ceramic wall tiles (full height)
- Chrome towel rail
- White recessed down lighters

Warranty

- NHBC Buildmark cover

Site Plan



Grange Gardens
Grange Cottage Close,
Cawston,
Rugby,
CV22 7YD





**GRANGE
GARDENS**
CAWSTON

**HOWKINS &
HARRISON**

To arrange a viewing or to request further information
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