



Trussell Way, Rugby
£250,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this stylish, 2 bedroom, 1 bathroom, semi-detached property, set on a compact and private development in Cawston close to the centre of Rugby (2.8 miles).

Built in 2020 by William Davis Homes, this beautifully maintained property offers flexible living across two floors with the potential to extend on the 689 sq ft of living accommodation currently on offer.

Council Tax: Band C

Local Authority: Rugby District Council

Broadband: Ultrafast Broadband Available
(Checked on Ofcom Jan 25)

Mobile Coverage: Limited/Likely Coverage
(Checked on Ofcom Jan 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



The Finer Details

Set on the popular 'Cawston Rise' development and built by William Davis Homes in 2019, Trussell Way is a two bedroom, one bathroom contemporary home in sought after Cawston, a short drive from the centre of Rugby (2.8 miles).

With spacious, open plan living across two floors, this beautifully maintained home offers living accommodation extending to approximately 680 sq ft, as well as a large garden and driveway.

Upon arriving at Trussell Way, an entrance hallway leads you into a spacious sitting room, with large front aspect windows that flood the room with natural light. The sitting room leads you onto a large kitchen, complete with contemporary units and worktops as well integrated appliances. There is ample space for seating, with a garden door that leads onto the rear terrace and a separate WC/ cloakroom.

The stairs to the first floor accommodation are located in the entrance hallway. There are two generous double bedrooms, both with large windows and plentiful built in wardrobes, as well as a modern and stylish family bathroom with a bath and a shower. A retractable ladder provides loft access from the master bedroom, which the current owners use as an office, but could be converted to create additional space.

Externally, there is a fully enclosed rear garden accessed from a side gate from the driveway and the kitchen, in addition to a newly installed patio. A large garden shed provides ample storage while the driveway provides off street parking for two vehicles.







About the Area

Trussell Way sits on the highly desirable private development of 'Cawston Rise' which was completed by William Davis Homes in 2020.

Located just a 10 minute drive from the centre of Rugby (2.8 miles) and 18 minutes from the thriving town of Coventry (10.1 miles), Trussell Way's central location has proven incredibly popular with families and commuters, looking to take advantage of the local countryside, shops and restaurants. Elliots Field Retail Park is a short drive (3.9 miles) and has a wide range of High Street brands.

Cawston has a range of good local schools, including Cawston Grange Primary School (1 mile), Bilton School (1.5 miles) and Rugby High School (1.8 miles). The historic Rugby School (2.9 miles), and nearby Princethorpe College (6.8 miles) are popular private alternatives.

Rugby Train Station (3.8 miles) provides a direct service to London Euston (56 minutes) and Birmingham New Street (31 minutes), while Birmingham International Airport is a 35 minute drive (21 miles) and offers a multitude of international and domestic destinations.

Trussell Way

Approximate Gross Internal Area
689 sq ft - 64 sq m

Cloakroom
5'10 x 2'11
1.78 x 0.89m

Bathroom
7'6 x 5'9
2.29 x 1.75m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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