



Dodgson Close, Cawston

£240,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this modern, two bedroom, semi-detached home set on a popular, compact development in Cawston, on the outskirts of Rugby (2.7 miles).

This stylish home offers flexible living set over two floors in a quiet cul-de-sac location with accommodation extending to approximately 620 sq ft.

Property Information:

Council Tax: Band C

Local Authority: Rugby District Council

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

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

Heating: Gas Central Heating

Listed: No





The Finer Details

Dodgson Close is a stylish, two bedroom, semi-detached home set on a quiet cul-de-sac location on the popular 'Cawston Rise' development, a short distance from the centre of Rugby (2.7 miles).

Built in 2019 by the sought after housebuilder William Davis Homes, this lovingly maintained home offers flexible living across two storeys with accommodation extending to approximately 620 sq ft.

Upon entering Dodgson Close, a generous entrance hall directs you into a large reception room with white laminate flooring and front aspect windows that provide an abundance of natural light.

The sitting room leads you onto a spacious kitchen which has a range of integrated appliances including fridge/freezer, dishwasher and gas hobs. There is ample space for seating, with a garden door that leads onto the rear garden and gate to the driveway.

The front entrance hallway houses the stairs that provide access to the first floor, where visitors are met with a spacious landing. The first floor has two generous double bedrooms, both of which have built in wardrobes and windows that provide views to the front and rear garden respectively. There is a contemporary family bathroom that has a bath with a shower off the landing. Additional storage is provided in the attic which is accessed via a retractable ladder, and could be converted into additional accommodation.

Externally, there is a fully enclosed rear garden accessed from a side gate from the driveway and the kitchen as well as a small patio. A large garden shed provides storage while the driveway provides off street parking for two vehicles.







About the Area

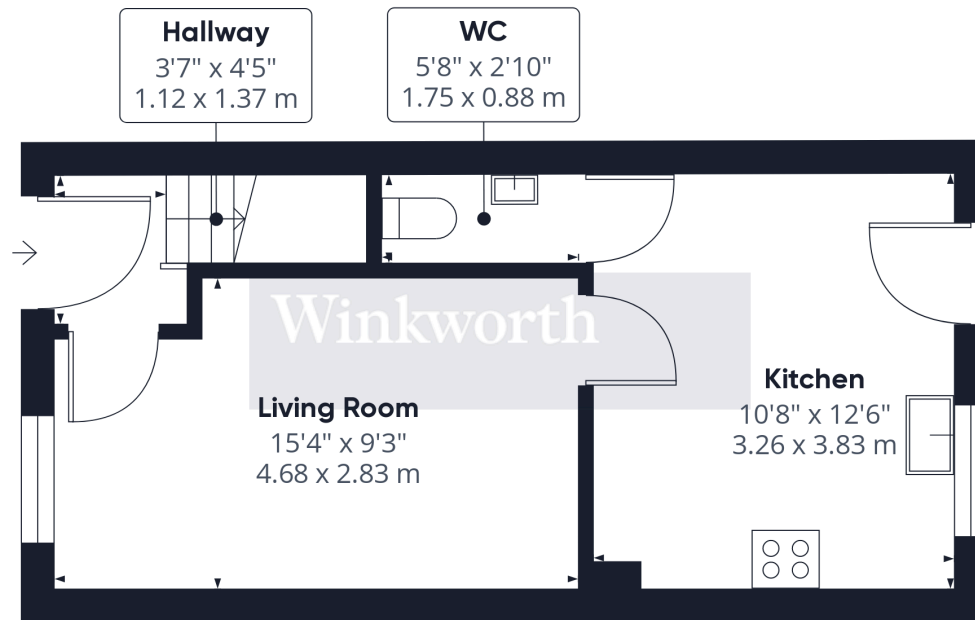
Dodgson Close sits on the highly sought after private development of 'Cawston Rise' which was built, in stages, by William Davis Homes in 2019.

Located just a 10 minute drive from the centre of Rugby (2.7 miles) and 18 minutes from the thriving town of Coventry (10 miles), Dodgson Close'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 (3.8 miles) and has a wide range of High Street brands.

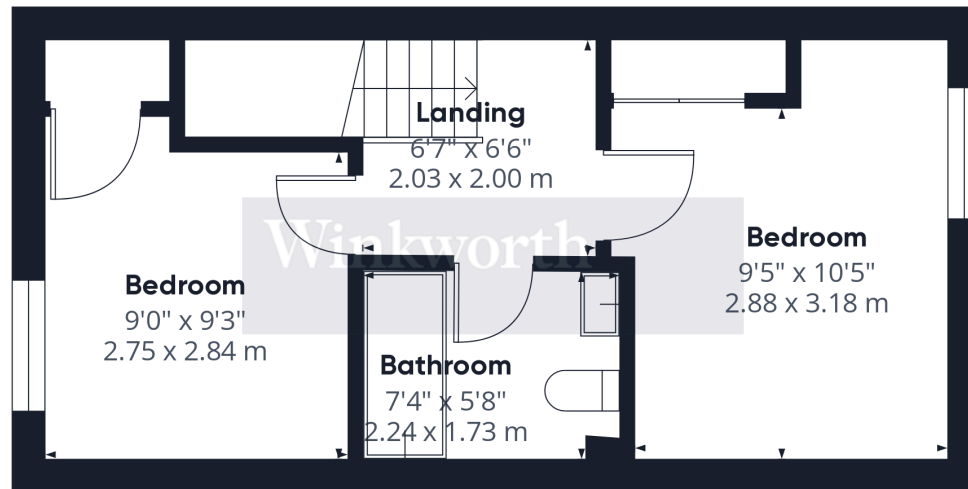
Cawston has a range of good local schools, including Cawston Grange Primary School (0.9 miles), Bilton School (1.4 miles) and Rugby High School (1.7 miles). The historic Rugby School (2.8 miles), and nearby Princethorpe College (6.9 miles) are popular private alternatives.

Rugby Train Station (3.7 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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾

624.74 ft²

58.04 m²

Reduced headroom

0.08 ft²

0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

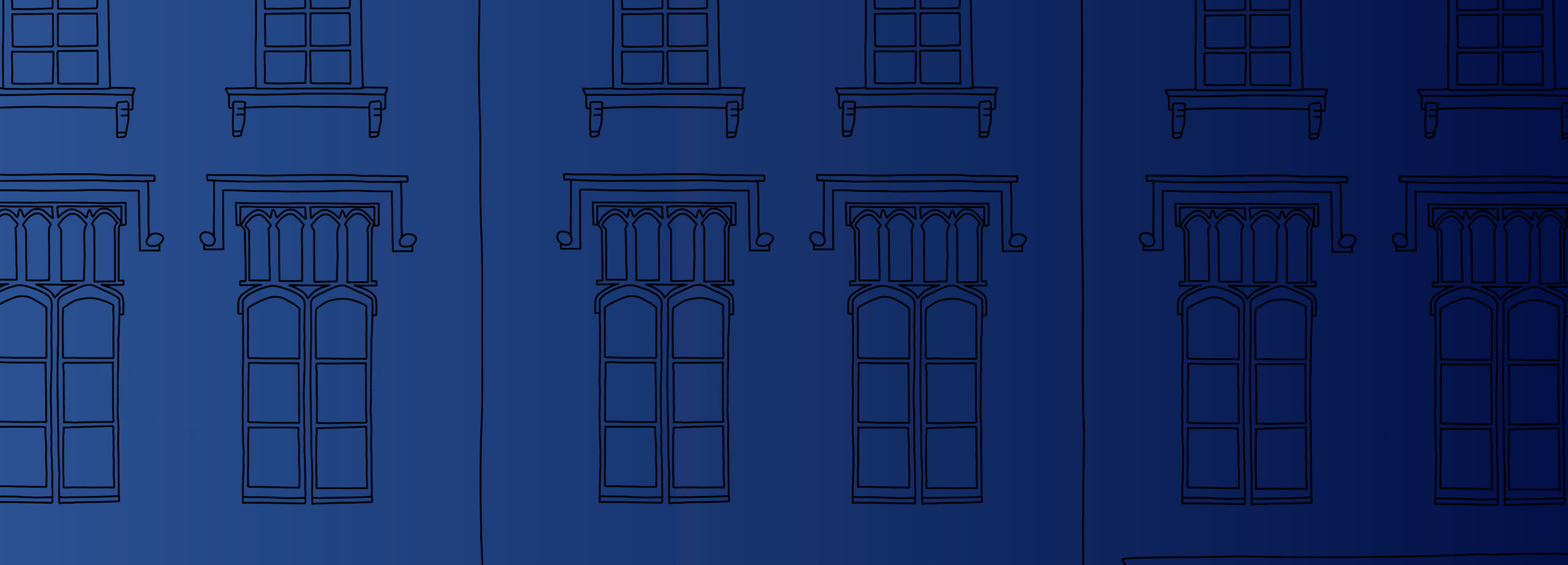
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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