



Cathiron | Rugby | CV23 0JH



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled within the tranquil hamlet of Cathiron on the outskirts of Rugby backing onto the Oxford Canal and set in approximately 1.5 Acres, this impressive detached residence offers a rare blend of space, comfort, and rural charm. Designed with family living in mind, the home unfolds across five generous bedrooms, each providing a peaceful retreat, while two well-appointed bathrooms ensure effortless daily routines for a busy household.

At its heart, the property features three beautifully inviting reception rooms, each with its own character and purpose—spaces where family life can unfold naturally, from lively gatherings to quiet evenings by the fire. The spacious fitted kitchen and breakfast room forms a warm, welcoming hub, ideal for relaxed weekend mornings or hosting friends with ease. Every room feels adaptable, ready to shape itself around the rhythm of your lifestyle.

Cathiron itself is a place where countryside serenity meets community warmth. Surrounded by picturesque scenery and open green landscapes, it offers a sense of escape without sacrificing convenience. Rugby's excellent amenities—including shops, schools, transport links, and leisure facilities—are all within easy reach, making this an ideal setting for those seeking balance between peaceful living and everyday practicality.

More than a house, this is a sanctuary—a home where memories are made, where space and comfort come together effortlessly, and where the beauty of the surrounding countryside becomes part of daily life. For families searching for a spacious, characterful home in a delightful rural location, this Cathiron property is a truly compelling opportunity.

- **FIVE BEDROOMS**
- **RURAL LOCATION**
- **SPACIOUS FITTED KITCHEN/BREAKFAST ROOM**
- **SNOOKER ROOM/OFFICE**
- **THREE STOREYS**

- **DETACHED HOME**
- **THREE RECEPTION ROOMS**
- **CONSERVATORY**
- **TWO GARAGES**
- **ENERGY EFFICIENCY RATING E**

Accommodation Comprises

Canopy entrance with timber door.

Entrance Hallway

Stairs rising to first floor. Part panelled walls. Dado rail. Radiators. Oak flooring. Double glazed windows to the side. Doors off to dining room, kitchen/breakfast room, lounge, sitting room and downstairs w.c.

Lounge

22'1" x 15'9" (6.75m x 4.81m)
Double glazed patio door leading to conservatory. Double glazed French doors opening to rear garden. Two double glazed windows to the side. Oak flooring. Wood burner. Wall lights. Radiators.

Conservatory

16'1" x 14'8" (4.91m x 4.49m)
Brick base. Polycarbonate roof. Double glazed sealed units. Tiled floor.

Dining Room

14'1" x 10'0" (4.30m x 3.06m)
Double glazed windows to front and side. Radiator. Electricity consumer unit.

Sitting Room

16'5" x 11'3" (5.02m x 3.44m)
Double glazed French doors with glazed side panels opening to rear garden. Two double glazed windows to the side. Radiator.

Kitchen/Breakfast Room

18'5" x 14'1" (5.63m x 4.30m)







Kitchen Area

Matching eye level and base units. Work surface space. Inset double sink unit with mixer tap over. Space for a range cooker. Built in fridge and freezer. Dishwasher. Kitchen island with drawers and shelving. Radiator. Tiled floor. Double glazed window to front.

Breakfast Area

Two double glazed windows to the front. Double glazed window to the side. Tiled floor. Radiator. Downlighters. Door to utility room.

Utility Room

Work surface space. Stainless steel sink unit with mixer tap over. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a freezer. Oil fired boiler. Tiled floor. Radiator. Double glazed window to rear. Double glazed door to side.

Ground Floor W.C.

Low flush W.C. Vanity inset sink. Radiator.





First Floor Landing

Dado rail. Stairs rising to second floor. Double glazed window to side. Doors off to bedrooms and bathroom.

Bedroom One

15'9" x 14'9" (4.81m x 4.50m)

Double glazed window to rear. Radiator. Timber flooring. Built in storage cupboard. Door to ensuite.

Ensuite W.C.

Low level w.c. Vanity unit with wash hand basin. Timber flooring. Obscure double glazed window to the side.

Bedroom Four

14'1" x 11'2" (4.30m x 3.42m)

Double glazed window to side aspect. Radiator.

Bedroom Five

13'5" x 10'10" (4.11m x 3.32m)

Double glazed windows to rear and side aspects. Radiator.





Bathroom

14'1" x 9'3" (4.30m x 2.83m)

Egg shaped bath with shower. Low flush W.C. Vanity sink unit. Separate shower with rain shower. Radiator. Window to front elevation.

Second Floor Landing

Double glazed window to the side. Door off to bedroom two and bathroom.

Bathroom Two

Panel bath with shower over. Low flush w.c. Vanity unit with inset wash hand basin. Tiled walls. Tiled floor. Radiator. Obscure double glazed window to side.

Bedroom Two

15'9" x 14'4" (4.81m x 4.39m)

Double glazed window to side. Double radiator. Door to bedroom three.







Bedroom Three

14'1" x 13'8" (4.30m x 4.18m)
Double glazed window to front. Oak flooring. Radiator. Access to eaves storage.

Snooker Room/Office

24'11" x 15'9" (7.61m x 4.81m)
Upvc double glazed door. Double glazed windows to front and rear. Power and lighting.

Double Garage

17'0" x 16'5" (5.20m x 5.01m)
Double detached garage with up and over door. Power and lighting.

Garage/Store

15'5" x 13'6" (4.70m x 4.12m)

Front Garden

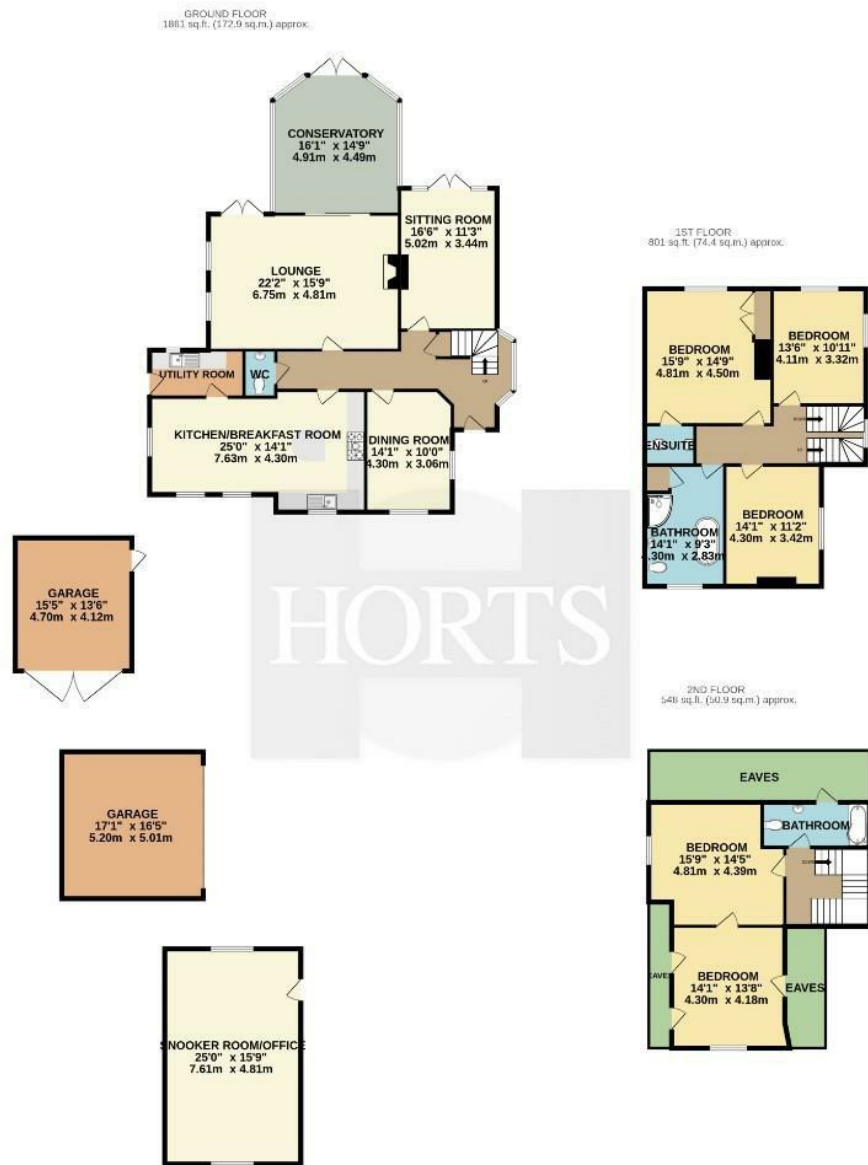
Gated access leading to driveway. Natural pond. A variety of established trees, shrubs and hedgerows. Side access to both sides. Oil tank.

Rear Garden

Laid to lawn. backing onto the canal. Patio area with brick wall surround. Septic tank. Trees to sides.

Agents Note

Council Tax Band:
Energy Efficiency Rating:



HORTS

TOTAL FLOOR AREA : 3210 sq.ft. (298.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

