



Artist Impression

Coventry Road, Cawston Meadows, Rugby
£349,995



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Crowhurst Gale Estate Agents present to market built by Redrow, The Oxford is a home of quality and character, built with pride to offer a solid foundation for family life. The Oxford's design captures the essence of traditional house building, including bay windows and a roofed porch. Once you have stepped through the commanding entrance, however, you are greeted with the ultimate in contemporary, stylish interiors. As a detached, 4 bedroom house, The Oxford provides families with more than sufficient space in which to enjoy their time together. An open-plan kitchen and dining area lends itself perfectly to being the heart of the home, while an elegant lounge provides you with somewhere perfect for relaxing. All of the bedrooms are generously sized, with even the smallest boasting impressive proportions.

Lounge 16'4" x 10'9" (5.00m x 3.29m)

Kitchen/Diner 20'11" x 12'0" (6.38m x 3.68m)

Utility Room 7'6" x 5'10" (2.31m x 1.78m)

Cloakroom 5'10" x 3'1" (1.78m x 0.94m)

Bedroom One 16'9" x 10'9" (5.12m x 3.29m)

En Suite 7'3" x 6'5" (2.21m x 1.96m)

Bedroom Two 13'11" x 9'3" (4.26m x 2.82m)

Bedroom Three 11'10" x 10'3" (3.61m x 3.14m)

Bedroom Four 10'2" x 9'5" (3.11m x 2.89m)

Bathroom 7'11" x 6'7" (2.42m x 2.03m)



Garage 17'6" x 9'1" (5.35m x 2.77m)

The Development

Set on the edge of Rugby, Britain's second largest town, within easy reach of the M45, M6 and M1, and less than an hour from London by direct train, Cawston Grange is perfectly placed for work. What's more, with a choice of outstanding schools in the local area, including the famous Rugby School where the game is said to have been invented, it's perfectly placed for the rest of the family too.

Cawston Meadows will feature a range of superb Heritage Collection homes near Rugby, combining arts and crafts architecture that has real kerb appeal, with modern family friendly interiors that are designed for the way you live today. Register your interest now and you'll be the first to know the news and get the pick of the plots, all available with just 5% deposit thanks to Help to Buy.

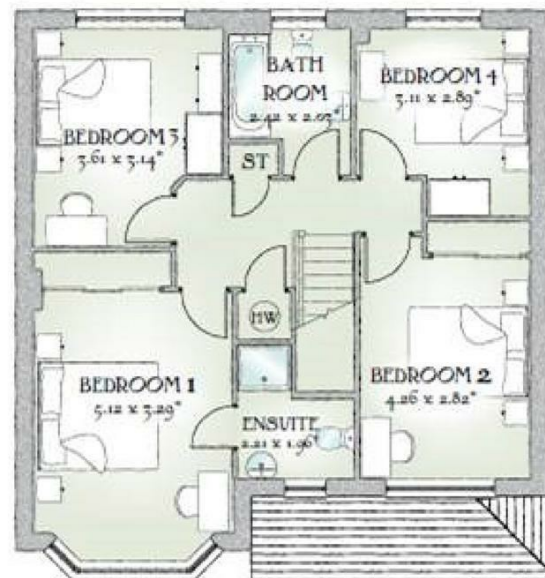
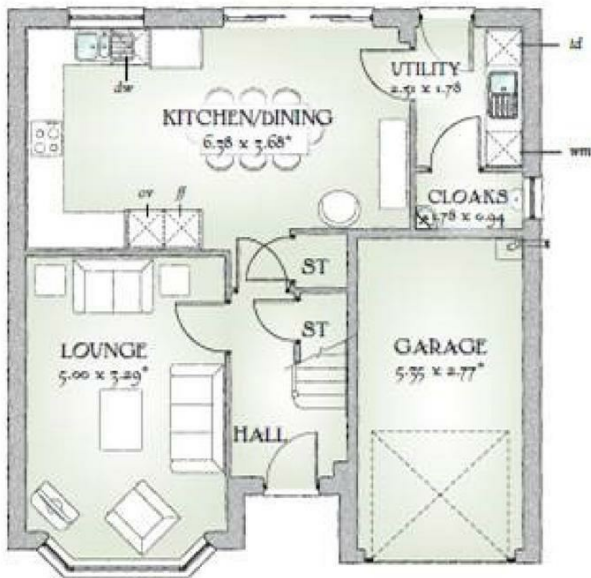
Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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