

8 Francis Drive
Cawston
Rugby
CV22 7FS



Cadman Homes
Family Owned, Family Run, Family Values

8 Francis Drive

£400,000

Property Details

This beautifully presented four-bedroom detached property is located in a quiet cul-de-sac, opposite a wooded area, within the popular Cawston estate. It is within walking distance of the highly regarded Cawston Grange Primary School and a parade of shops.

The accommodation includes a light and airy entrance hall, a WC, a generously sized dining room, and a spacious lounge with patio doors that lead to the garden. The modern fitted kitchen features stylish solid oak worktops and comes equipped with integrated appliances, including a fridge/freezer, dishwasher, built-in double oven, and a five-burner gas hob.

On the first floor, you will find four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. Additionally, there is a family bathroom with a shower over the bath and laddered access to the boarded loft from the landing.

The property offers off-road parking for three cars, a single garage with a boarded loft and multiple power outlets, as well as a well-stocked, landscaped, south-facing rear garden with a large patio, ideal for entertaining guests.

Furthermore, the property is adjacent to playing fields, making it perfect for young families and pet owners.

EPC Rate: C

Council Tax Band: E

Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

About The Agent

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you.





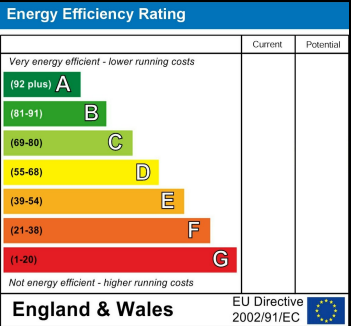
Local Authority

Council Tax Band

E

EPC Rating

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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