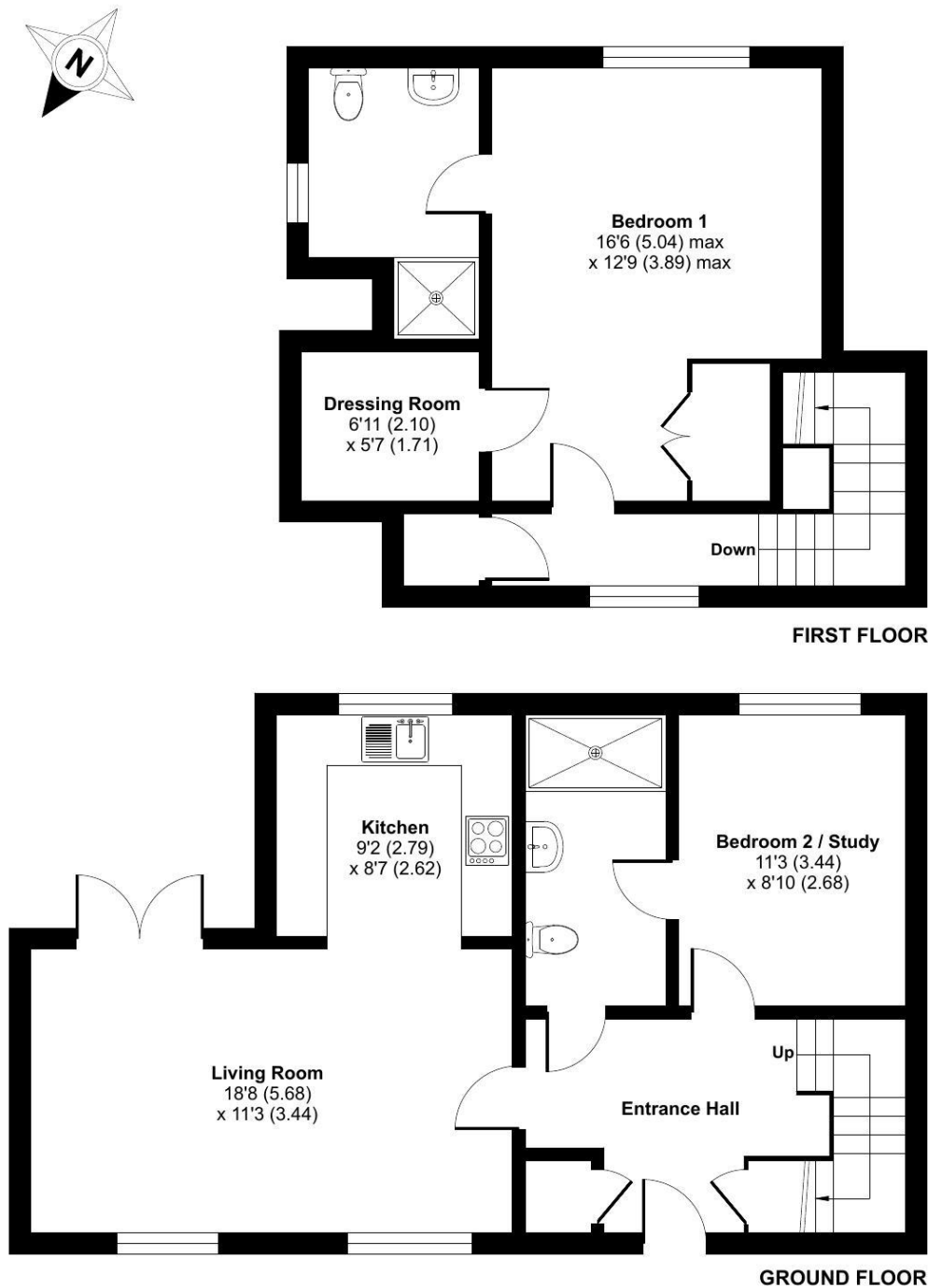


Cowdray Close, Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 996 sq ft / 92.5 sq m
For identification only - Not to scale



Talk to the team today to find out more or to arrange a visit:

01788 211 799 | LimeTreeVillageSales@retirementvillages.co.uk



©IRC Integrated Retirement Community



Lime Tree Village

RETIREMENT
VILLAGES

Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

1 COWDRAY CLOSE



Located within the exclusive Polo Field section of the sought-after Lime Tree Retirement Village, 1 Cowdray is a unique design on the development.



Cottage



2 Bedrooms



2 Bathrooms



Private Terrace

Key features:

- Located in the desirable Polo Field area of Lime Tree Village
- Sunny private patio
- Built-in and additional storage throughout
- EPC Rating: B

£315,000
Leasehold*



The ground floor offers a flexible bedroom or study that connects via a Jack and Jill arrangement to a full shower room. The spacious lounge with double vaulted ceilings/dining area flows seamlessly into a contemporary open-plan kitchen, fully fitted with premium integrated appliances including a Neff Slide & Hide oven, Neff ceramic hob, Zanussi fridge/freezer, washer/dryer, and a full-size dishwasher. Upstairs, the generously sized Principal Bedroom is a true retreat, complete with a spa-style en-suite bathroom, a separate dressing room, and a well-proportioned built-in closet.

Lime Tree Village is a well-established, independent living retirement community, offering a total of 213 privately-owned bungalows, cottages, chalet bungalows, and apartments. These homes are situated within 26 acres of beautifully landscaped grounds.

Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

Lime Tree Village is situated midway between Dunchurch and Bilton. With our own walkway into the very well serviced village of Bilton, you have easy access to shops, a Post Office, cafés, and great pubs. Rugby, Coventry, and Birmingham are within easy reach if you need to get your fix of shopping, fine dining and exploring.

Amenities and features:

- Edwardian Cawston House
- Stunning grounds and allotments
- Restaurant and small convenience store
- Residents' Bar and Sunroom
- Snooker room and wellbeing centre
- A packed calendar of daily events
- Pets are more than welcome!

