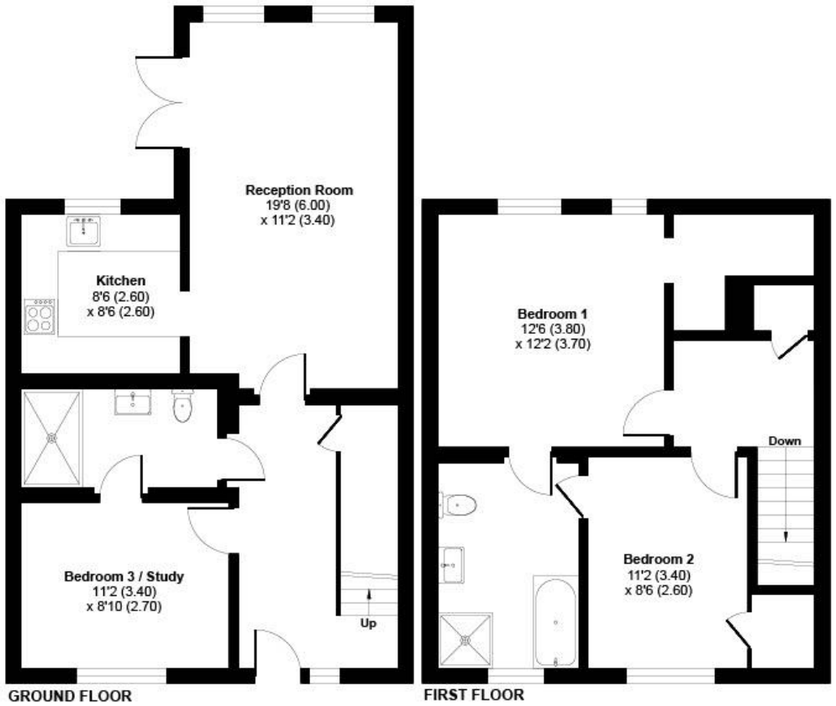
Imphal Close, Cawston, Rugby, CV22

Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Retirement Villages. REF: 1160927

Talk to the team today to find out more:

01788 211 799
LimeTreeVillageSales@retirementvillages.co.uk

Retirement Villages
Rugby
Warwickshire
CV227SA

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ARCO Setting Standards for Retirement Communities

IRC Integrated Retirement Community

Lime Tree Village

A buzzing, friendly community in a stunning setting

RETIREMENT VILLAGES

1 Imphal Close

Three bedroom semi detached cottage available now, first release of Phase 5.

£355,000

Other charges apply

Leasehold

2 Bedrooms | *2 Bathrooms* | *Cottage* | *Private Terrace*

Key features:

- **New Build 10 year construction warranty through Premier**
- **Ground Floor bedroom and shower room**
- **Air Source Heat Pump system**
- **Final Phase of Polo Fields expansion**

Plot 5.8 of Phase 5 Nestled away on the eastern corner of Lime Tree sit just 15 beautiful brand new cottages.

A real feature of The Chillesford home is the living room, with striking vaulted ceilings, French doors and large velux windows, bringing in an abundance of light and making the space feel bright and airy. A modern kitchen with integrated appliances equipped with Neff integrated appliances including a Slide & Hide oven, microwave, induction hob, Zanussi fridge freezer and an Zanussi full size dishwasher along with a separate utility cupboard housing a Zanussi washer/dryer is situated off the living area, creating an inviting entertaining space. Downstairs also features a double bedroom with Jack and Jill shower room, perfect for those preferring level access living. The first floor includes a second double bedroom with en-suite bathroom and dressing area, as well as an additional space that can be used as a study or hobbies room.

The cottages also have the added bonus of a private patio off the living room which opens directly onto communal gardens, beautifully maintained by the village team.

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

Packed full of 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!**

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.