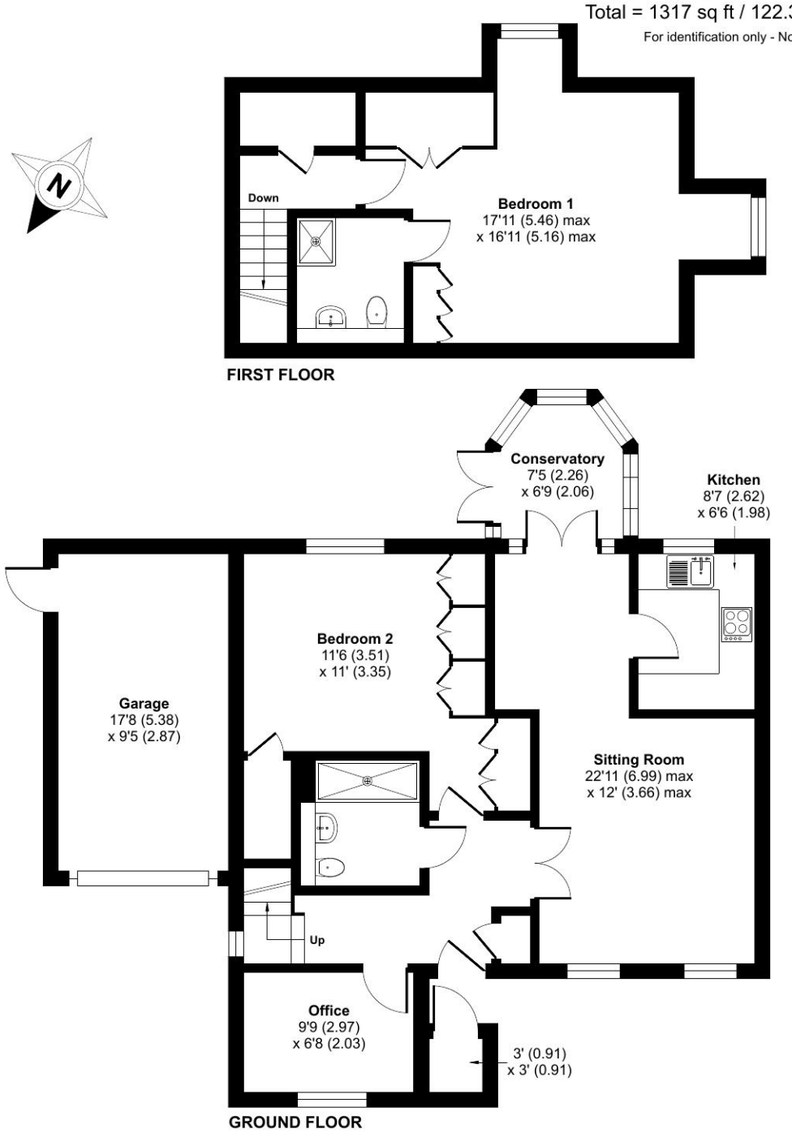
Thurlaston Drive, Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 1140 sq ft / 105.9 sq m
Garage = 168 sq ft / 15.6 sq m
Outbuilding = 9 sq ft / 0.8 sq m
Total = 1317 sq ft / 122.3 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

The Property Ombudsman | naea | propertymark PROTECTED | ARCO | IRC Integrated Retirement Community | UK GBC

Lime Tree Village

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

RETIREMENT VILLAGES

1 THURLASTON DRIVE



Newly refurbished 2 bedroom plus study cottage situated at the Gate House position for Lime Tree Retirement Village.

£395,000
Leasehold*

Cottage | *2 Bedrooms* | *2 Bathrooms* | *Conservatory*

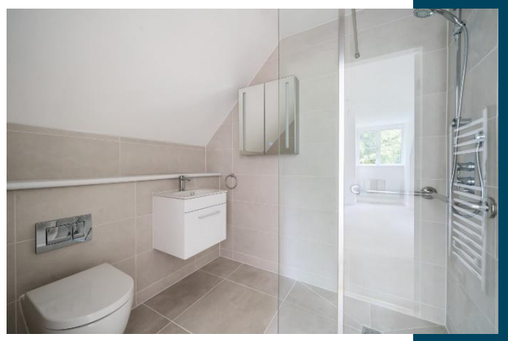
Key features:

- Privacy with Emergency Response support
- Garage attached with room for two parking spaces
- Two large bedrooms plus study & storage
- EPC Rating: C













Occupying one of the most desirable positions within Lime Tree Village, The Gate House is a beautifully renovated detached home with an integrated garage and stunning views across the village lawns towards Cawston House.

This spacious two-bedroom property offers versatile living, including a study area, generous lounge, dining room, well-equipped kitchen, south-facing conservatory, and private patio.

The ground floor features a double bedroom and modern shower room, while upstairs boasts a bright dual-aspect principal bedroom with extensive fitted storage and a newly installed wet room.

With excellent storage throughout, modern conveniences, and an enviable location, The Gate House presents a rare opportunity to enjoy retirement living at its very best. Early viewing is highly recommended.

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!**





