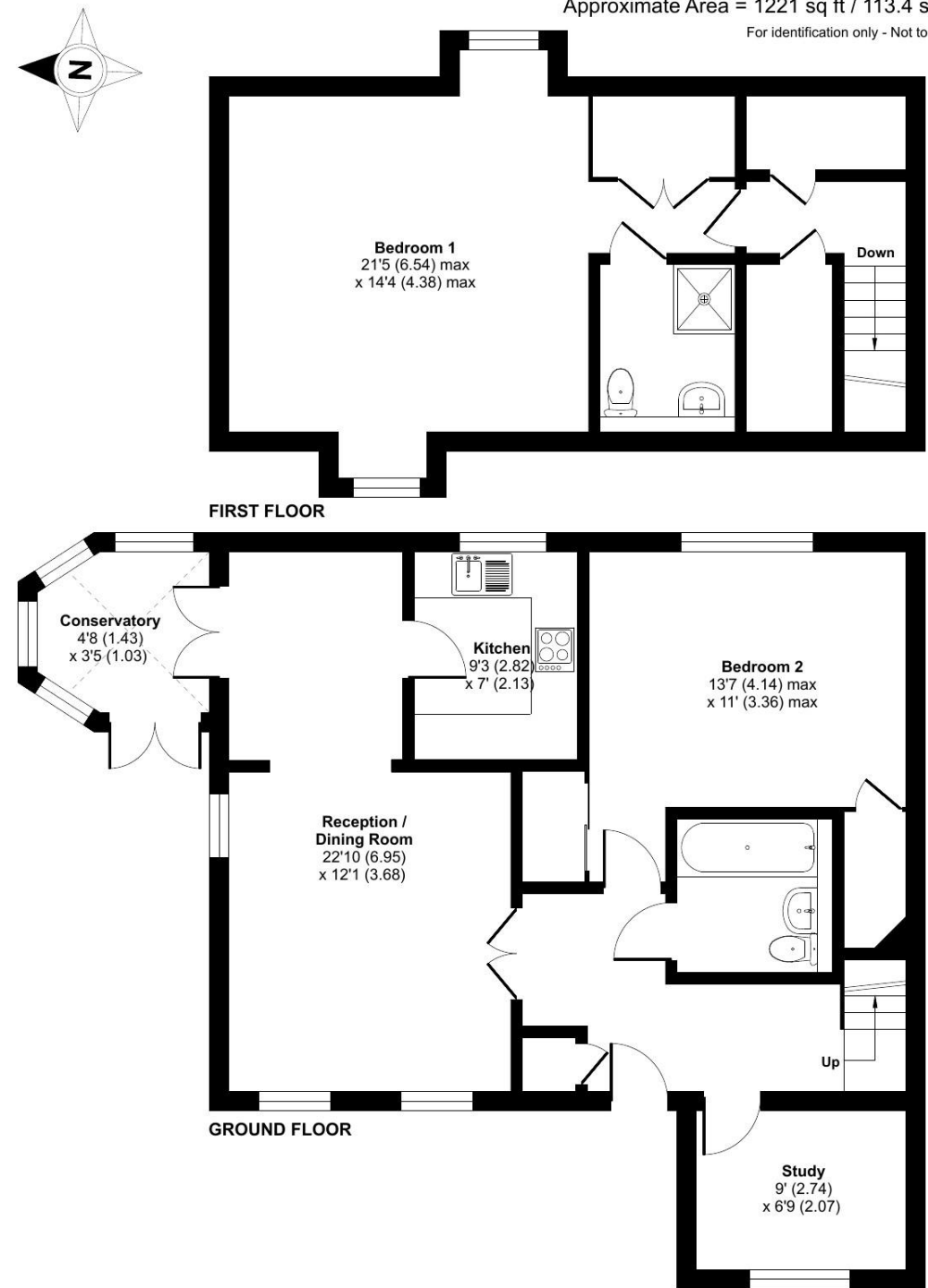


Compton Court, Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 1221 sq ft / 113.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2025. Produced for Retirement Security Limited. REF: 1226012

Talk to the team today to find out more:

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Retirement Villages  
Rugby  
Warwickshire  
CV22 7SA



# Lime Tree Village

RETIREMENT  
VILLAGES

*A buzzing, friendly community  
in a stunning setting*



## 16 Compton Court

*Stunning Two-Bedroom Chalet Bungalow in Prime Location. Nestled in the highly sought-after Lime Tree Village, this charming two-bedroom plus study chalet bungalow offers an exceptional lifestyle amidst beautifully maintained communal grounds.*

**£370,000**  
Other charges apply  
**Leasehold**



2 Bedrooms



2 Bathrooms



Cottage



Conservatory

*Key features:*

- 2 bedroom plus study
- Couple Minutes from Clubhouse
- EPC Rating: C





The property features an open-plan lounge/diner that seamlessly flows into a modern, recently updated kitchen and delightful conservatory, ideal for relaxing while enjoying serene woodland views. The ground floor also includes a spacious bedroom, a contemporary bathroom, and a cozy study, all conveniently accessed from the central hallway. Upstairs, the master bedroom provides a private retreat with en-suite facilities, ensuring comfort and convenience. This home combines tranquil living with easy access to village amenities, creating the perfect blend of comfort, style, and community.

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, with an additional 15 cottages currently under construction to enhance the community further.

At the heart of the community stands Cawston House, a historic country clubhouse that serves as a focal point for activities and social gatherings. This impressive building, dating back to 1907, has been meticulously restored to its former glory, adding a touch of magnificence to the entire village. The properties are thoughtfully arranged in courtyards and cul-de-sacs, offering serene views of the extensive open spaces, creating a tranquil living environment for our residents.

\*Awaiting Probate\*

# 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.

