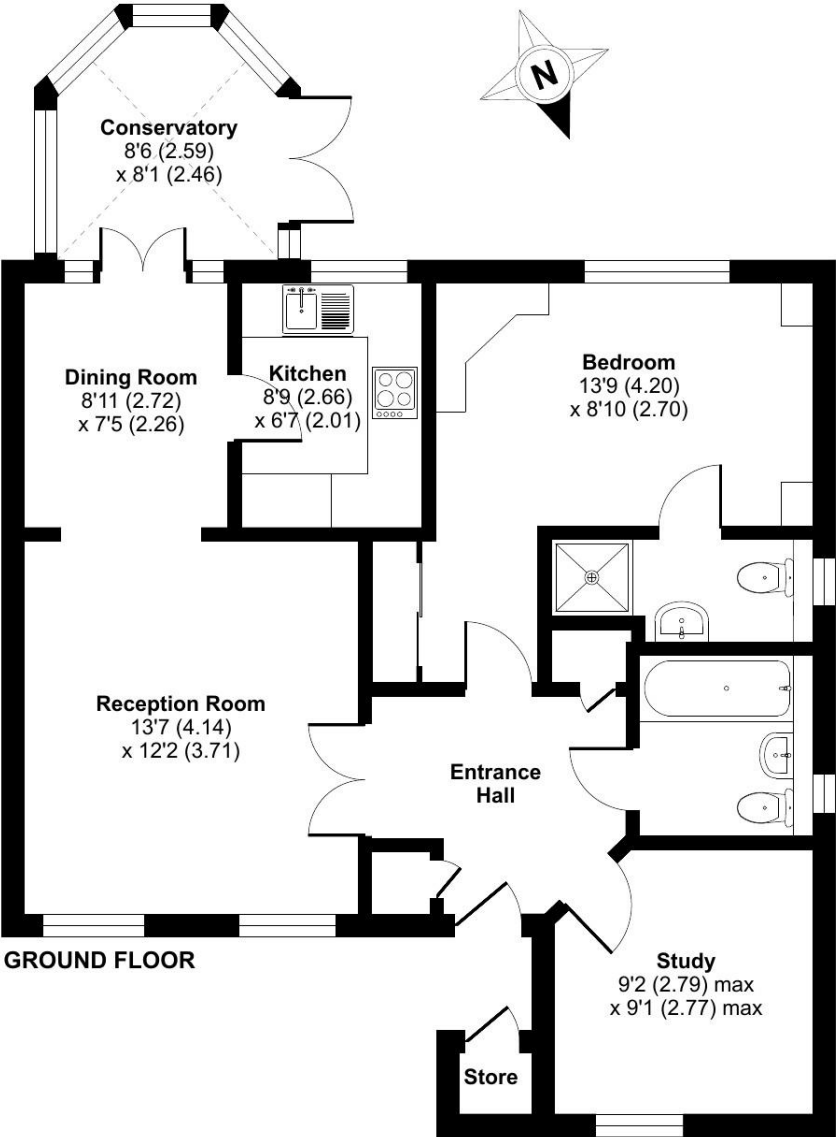


Napton Court, Cawston, Rugby, CV22

Approximate Area = 799 sq ft / 74.2 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 805 sq ft / 74.7 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: 1294493

Talk to the team today to find out more:

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LimeTreeVillageSales@retirementvillages.co.uk

Retirement Villages
Rugby
Warwickshire
CV22 7SA



Lime Tree Village

RETIREMENT
VILLAGES

*A buzzing, friendly community
in a stunning setting*



25 Napton Court

This delightful two-bedroom, two-bathroom detached bungalow offers the perfect setting for a relaxed and fulfilling retirement in the heart of the popular Lime Tree Retirement Village.

£340,000

Other charges apply

Leasehold



2 Bedrooms



2 Bathrooms



Cottage



Private Terrace

Key features:

- Detached bungalow with conservatory
- Located close to the facilities of the clubhouse
- Nearby pedestrian access to Bilton Village
- EPC Rating: C



This delightful two-bedroom, two-bathroom detached bungalow offers the perfect setting for a relaxed and fulfilling retirement in the heart of the popular Lime Tree Retirement Village. Inside, the property features a spacious lounge and dining area, leading into a cosy yet well-equipped kitchen that makes everyday living a pleasure. The bright and airy conservatory overlooks your private rear patio, where you can enjoy peaceful moments surrounded by beautifully maintained landscaping.

The large master bedroom includes its own shower ensuite, while the second, smaller bedroom sits conveniently next to the main bathroom—ideal for guests or as a hobby room.

A private pedestrian walkway offers easy access to the charming Bilton village, giving you a lovely local destination just a short stroll away. This home offers all the space and comfort you need to enjoy your retirement lifestyle to the fullest, right here at Lime Tree.

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.

