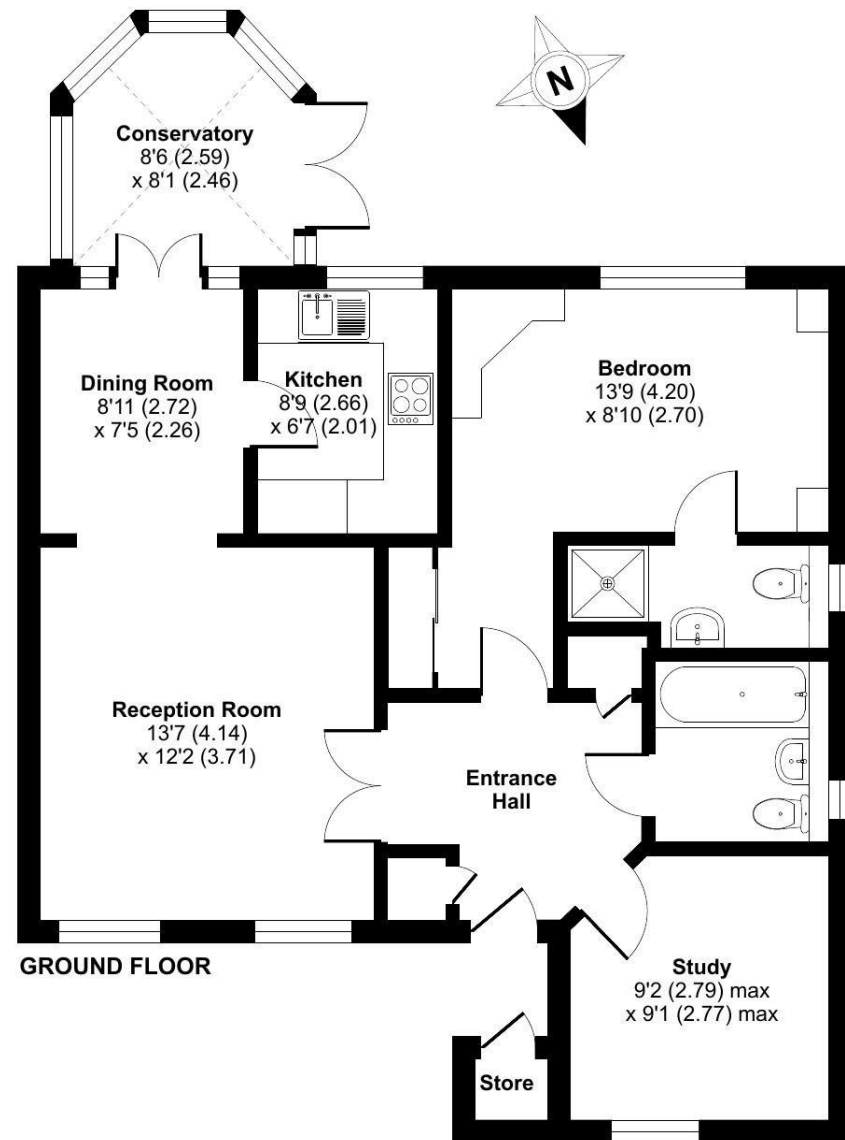


## Napton Court, Cawston, Rugby, CV22

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). © nchecon 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  
 CV227SA



# Lime Tree Village

RETIREMENT  
 VILLAGES

*A buzzing, friendly community  
 in a stunning setting*



## 25 Napton Court

*Exceptional two-bedroom, two-bathroom detached bungalow presents an opportunity to enjoy a tranquil retirement within the prestigious Lime Tree Retirement Village.*

**£340,000**  
 Other charges apply  
**Leasehold**



2 Bedrooms



2 Bathrooms



Cottage



Private Terrace

*Key features:*

- Two-bedroom detached bungalow
- Spacious living areas with light-filled conservatory
- Private walkway
- EPC Rating: C



This exceptional two-bedroom, two-bathroom detached bungalow presents an elegant opportunity to enjoy a refined and tranquil retirement within the prestigious Lime Tree Retirement Village. Beautifully designed for both comfort and style, the home opens into a generous lounge and dining space, perfect for both quiet relaxation and entertaining. The adjoining kitchen is thoughtfully appointed, combining practicality with understated elegance to create an enjoyable culinary space. And includes Neff Washer/Dryer, Hood, Oven, Fridge Freezer and Bosch Hood. Bathed in natural light, the stunning conservatory forms a seamless extension of the living area, offering a serene outlook onto your private patio—an idyllic setting for morning coffee or evening unwinding amidst immaculately landscaped surroundings.

The principal bedroom serves as a luxurious retreat, complete with a well-appointed en-suite shower room, while the second bedroom offers versatility as an inviting guest suite, dressing room, or hobby space. A main bathroom sits conveniently nearby. Enhancing the sense of exclusivity, a private pedestrian walkway leads from Lime Tree directly to the charming village of Bilton, allowing for effortless access to local amenities while preserving the peaceful ambiance of the setting.

Combining space, elegance, and an enviable location, this distinguished home offers a truly elevated retirement lifestyle within 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.

