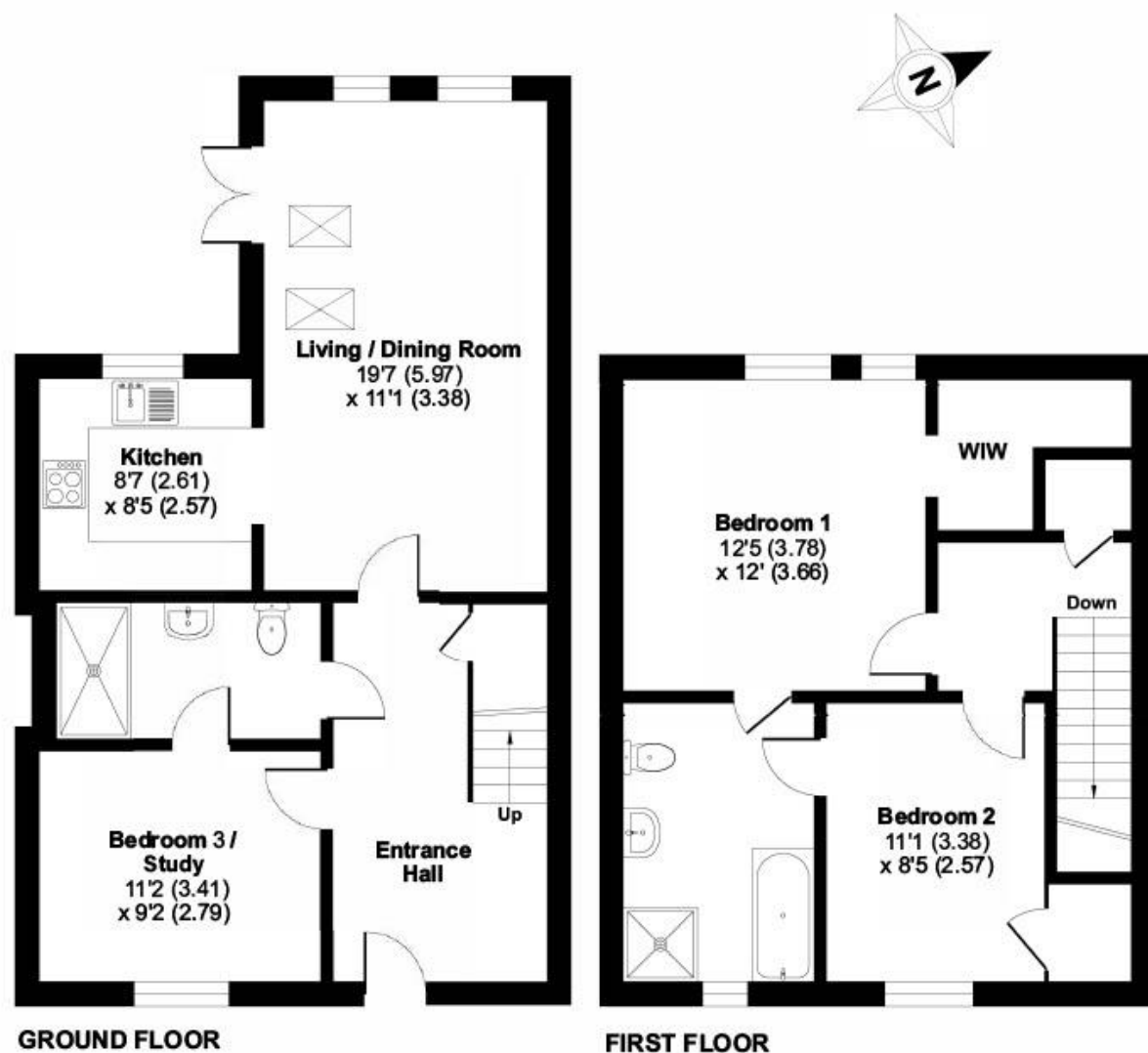


Imphal Close, Lime Tree Village, Cawston, Rugby, CV22

Approximate Area = 1089 sq ft / 101.1 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



© IRC | Integrated Retirement Community



Lime Tree Village

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

RETIREMENT
VILLAGES

3 IMPHAL CLOSE



3 Imphal Close is a beautifully crafted new-build home offering flexible two/three-bedroom accommodation, thoughtfully designed for modern retirement living.

£355,000
Leasehold*



Cottage



3 Bedrooms



2 Bathrooms



Private Terrace

Key features:

- Newbuild Home on Lime Tree Village
- Open Plan lounge/dining/kitchen
- 24/7 onsite emergency response
- EPC Rating: TBC



3 Imphal Close is a beautifully crafted new-build home offering flexible two/three-bedroom accommodation, thoughtfully designed for modern retirement living. Combining stylish interiors with practical, future-proof features, this exceptional property provides comfort, convenience and peace of mind. Step inside to discover a spacious ground-floor bedroom complete with an en-suite wet room, ideal for single-level living when needed. A wide and welcoming hallway leads to the impressive open-plan lounge and dining area, where a striking vaulted ceiling and Velux skylights fill the space with natural light. Built with sustainability in mind, the home benefits from an Air Source Heat Pump providing efficient heating and hot water, underfloor heating throughout the ground floor, and a whole-house ventilation system to ensure year-round comfort. The contemporary fitted kitchen is fully equipped with a range of premium integrated appliances, including a Zanussi washer/dryer, fridge freezer and dishwasher, together with a NEFF induction hob, slide-and-hide oven, and microwave—everything you need for effortless day-to-day living.

French doors open onto a private patio, overlooking attractive wildflower planting and shared green spaces. The welcoming environment at Lime Tree Village encourages neighbourly connections while maintaining your independence, creating the perfect balance between privacy and community. Upstairs, a spacious guest bedroom enjoys convenient Jack-and-Jill access to the luxurious family bathroom, complete with a walk-in shower, bath, WC and built-in storage. The generous principal bedroom offers a dedicated dressing area and an abundance of natural light, creating a peaceful retreat. Beautifully finished throughout and ready to move into, 3 Imphal Close allows you to simply unpack, settle in, and enjoy the exceptional retirement lifestyle that Lime Tree Village has to offer.

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!

