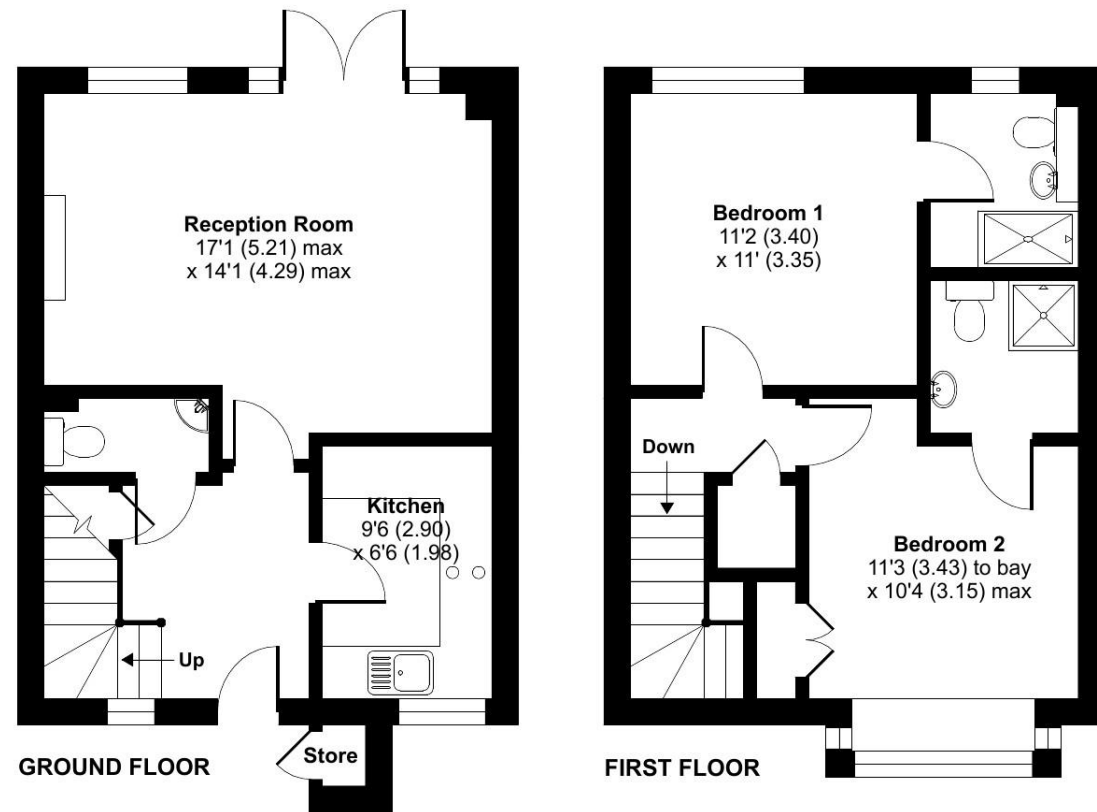


Marton Court, Cawston, Rugby, CV22

Approximate Area = 808 sq ft / 75.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Retirement Villages. REF: 927562

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*



32 Marton Court

2 bedroom cottage with 2 double bedrooms ensuite – lounge with patio doors offer views of brook and wildlife walk.

£240,000

Other charges apply

Leasehold



2 Bedrooms

2 Bathrooms

Cottage

Private Terrace

Key features:

- Character two bedroom cottage overlooking small green
- Lounge/Dining and separate kitchen
- Two bathroom ensembles
- EPC Rating: C



This two-bedroom cottage is a wonderful home! Lime Tree Village is known for its scenic charm, and this cottage offers both comfort and practicality. Here are some highlights of the property:

Cosy Hallway & Downstairs Cloakroom: The entrance is inviting, setting a warm tone for the home. **Accessibility Features:** The stair lift to the first floor makes it suitable for various mobility needs. **Spacious Bedrooms with Ensuities:** Both bedrooms are double with private bathrooms, ideal for comfort and convenience.

Lounge/Dining Area & Separate Kitchen including integrated Neff Oven & Microwave and Hood, Bosch hob, Hotpoint dishwasher and Bosch washer/dryer. A large living and dining space with a fully fitted kitchen ready to use. It's perfect for relaxing or hosting guests.

Exclusive Access to Bilton Walkway & Village Facilities: The private walkway to Bilton and access to on-site amenities at Cawston House add to the appeal, offering a mix of nature and community features.

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.

