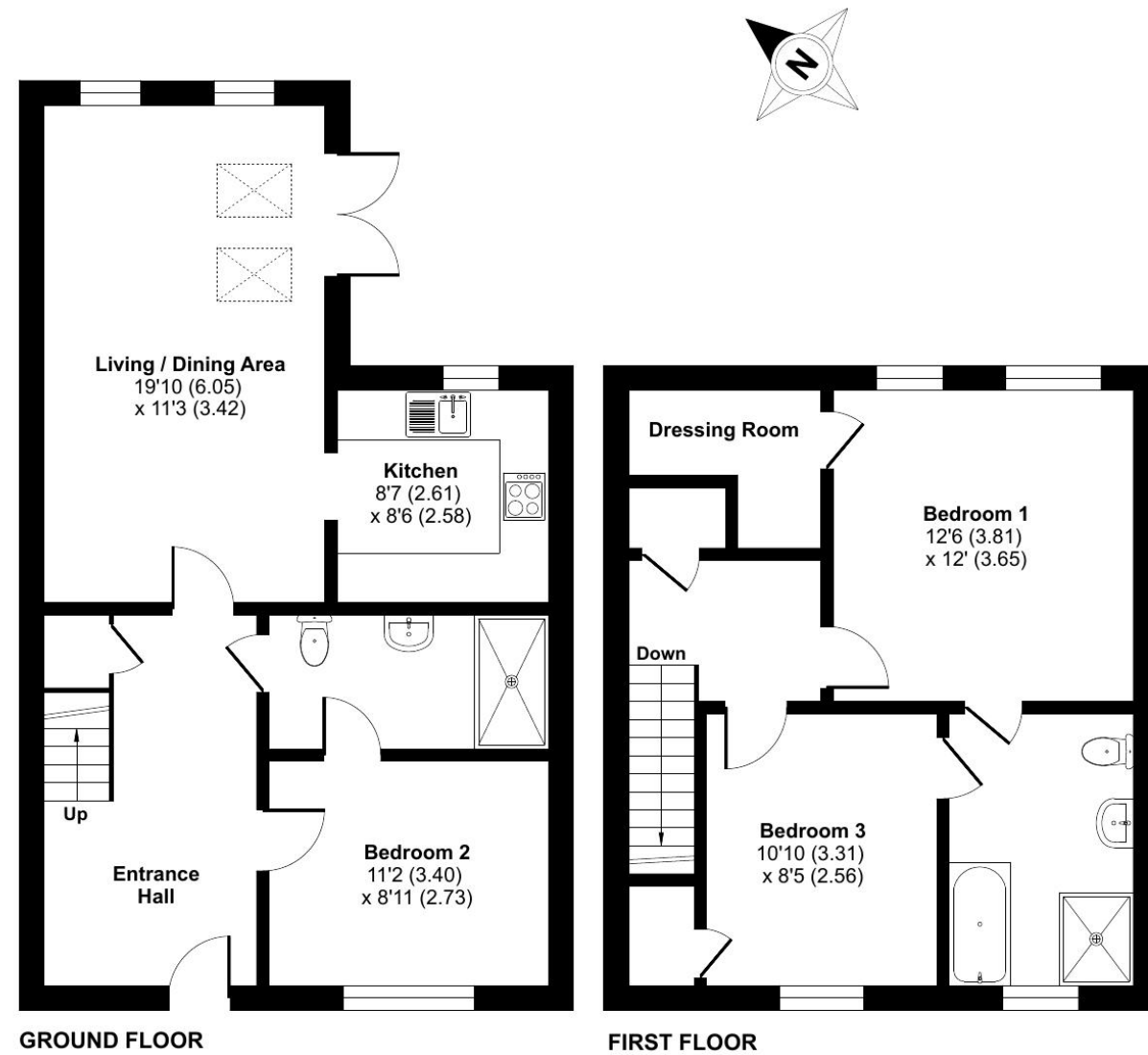


Polo Drive, Cawston, Rugby, CV22

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



Lime Tree Village

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

RETIREMENT
VILLAGES

5 POLO DRIVE



Two bedroom plus study end of terrace cottage - last plots remaining! Powered by Air Source Heat Pump with ground level under floor heating.



Cottage



2 Bedrooms



2 Bathrooms



Private Terrace

Key features:

- Stunning vaulted ceiling
- High-spec modern kitchen with integrated appliances
- Flexible layout with ground-floor bedroom opening to wet room
- EPC Rating: B

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



£355,000

Leasehold*



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!

Set in a highly sought-after Lime Tree Village location, this beautifully presented end of terrace with two bedrooms, two bathrooms and study offer a perfect blend of comfort, style and convenience.

Energy efficient offering Air Source Heat Pump with ground level under floor heating. A real feature of The Chillesford model home is the living room, with striking vaulted ceilings, French doors and Velux windows, bringing in an abundance of light and making the space feel bright and airy.

A modern kitchen with integrated appliances equipped with Neff integrated appliances including a Slide & Hide oven, microwave, induction hob, Zanussi fridge freezer and a Zanussi full size dishwasher and a Zanussi washer/dryer. Downstairs also features a double bedroom with Jack and Jill shower room, perfect for those preferring level access living. The first floor includes a Primary double bedroom with en-suite bathroom and dressing area, as well as an additional separate room that can be used as a study or hobbies room. The cottage also has the added bonus of a private patio off the living room which opens directly onto communal gardens, beautifully maintained by the village team.

