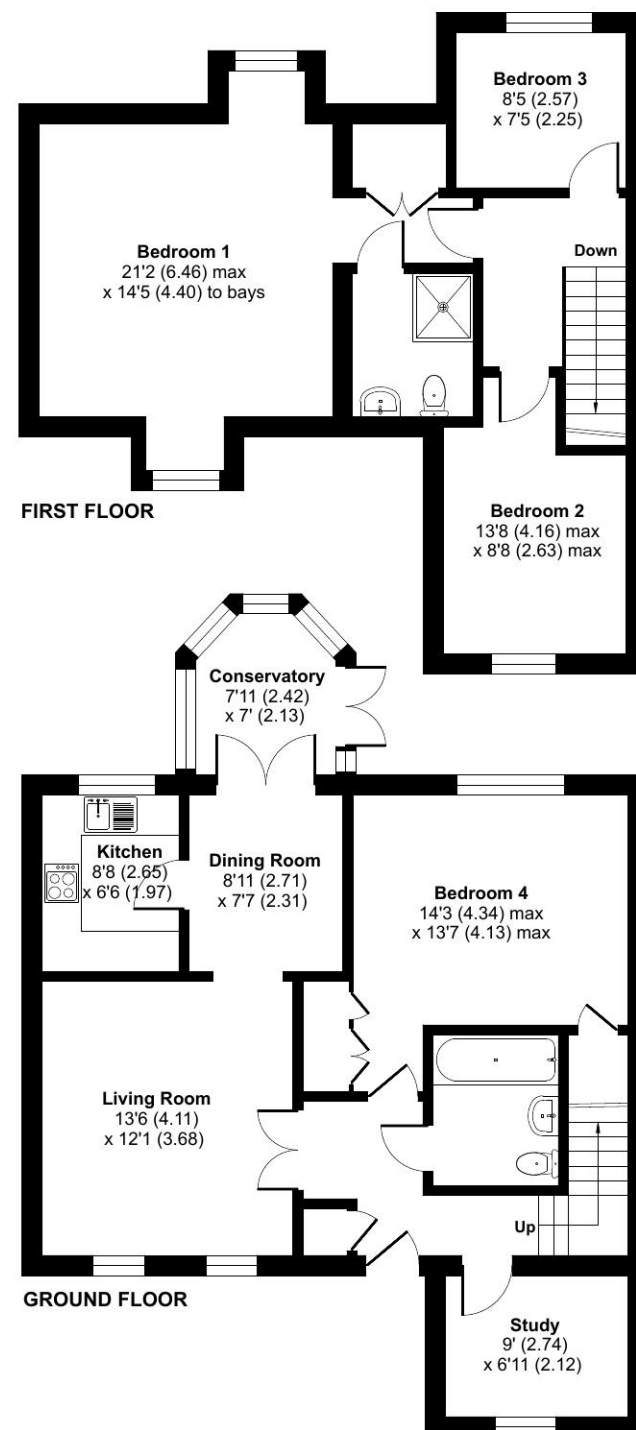


Wolston Court, Cawston, Rugby, CV22

Approximate Area = 1361 sq ft / 126.4 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

5 WOLSTON COURT



Ideally positioned within the charming Lime Tree Village, this versatile dormer style bungalow offers flexible accommodation



Cottage



4 Bedrooms



2 Bathrooms



Conservatory

Key features:

- Independent Living lifestyle
- 26 acres of mature landscaping
- Emergency response alarm in every property
- EPC Rating: C

£370,000

Leasehold*



Ideally positioned within the charming Lime Tree Village, this versatile dormer style bungalow offers flexible accommodation including four bedrooms and a study, with excellent storage throughout. The welcoming entrance hall leads to a generous ground floor bedroom and bathroom, ideal for single level living, along with a useful study just off the hallway. Double glazed doors open into a bright lounge flowing through to a dining area, conveniently located next to the well-equipped kitchen, which includes a Bosch washing machine, oven, hob and extractor hood.

From the dining area, doors lead into a double-glazed conservatory with wall mounted heater, providing comfortable year-round use. This overlooks a private patio area and the brook.

Upstairs, the property continues to offer a smaller guest bedroom, a hobby room, and a spacious principal bedroom with en suite shower room. Dual aspect windows flood the space with natural light, creating a bright and airy feel.

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!

