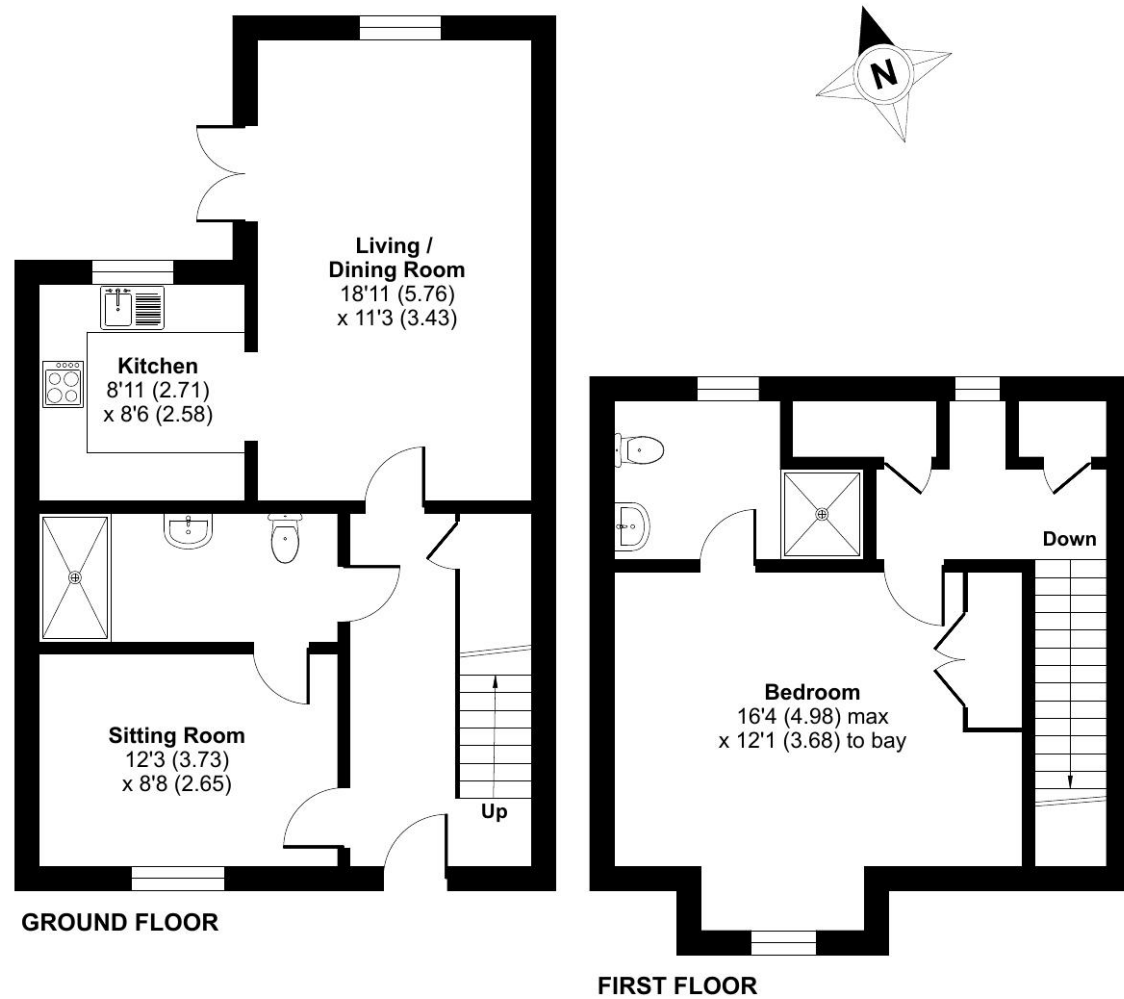


Cowdray Close, Cawston, Rugby, CV22

Approximate Area = 996 sq ft / 92.5 sq m
For identification only - Not to scale



Talk to the team today to find out more or to arrange a visit:

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Lime Tree Village

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

RETIREMENT VILLAGES

7 Cowdray Close



This contemporary two-bedroom, two-bathroom cottage benefits from an up-to-the-minute heating system, with an air source heat pump supplying efficient heating and hot water, all set within the desirable Lime Tree



Cottage



2 Bedrooms



2 Bathrooms



Private Terrace

Key features:

- Energy Efficient Air Source Heating
- Over 1000 SF total area
- Personal patio overlooking green space
- EPC Rating: B

£325,000

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!



This contemporary two-bedroom, two-bathroom cottage benefits from an up-to-the-minute heating system, with an air source heat pump supplying efficient heating and hot water, all set within the desirable Lime Tree Retirement Village.

The future-proofed floorplan includes a ground-floor double bedroom with an en-suite shower room featuring a walk-in shower, which also provides access from the hallway. A wide and welcoming entrance hall offers practical storage with a useful under-stairs cupboard. The lounge/dining room is a standout feature, boasting a vaulted ceiling and skylights that add light and sophistication to the main living space. This area is open to the kitchen, which comes fully fitted with an integrated appliance package consisting of Neff Slide & Hide oven, Neff ceramic hob, Zanussi fridge/freezer, washer/dryer, and a full-size dishwasher.

Upstairs, there is an additional storage cupboard and under-eaves attic storage. The primary bedroom benefits from built-in wardrobes and its own en-suite shower room. To the rear, the property enjoys pleasant views over the stream and surrounding green spaces.

