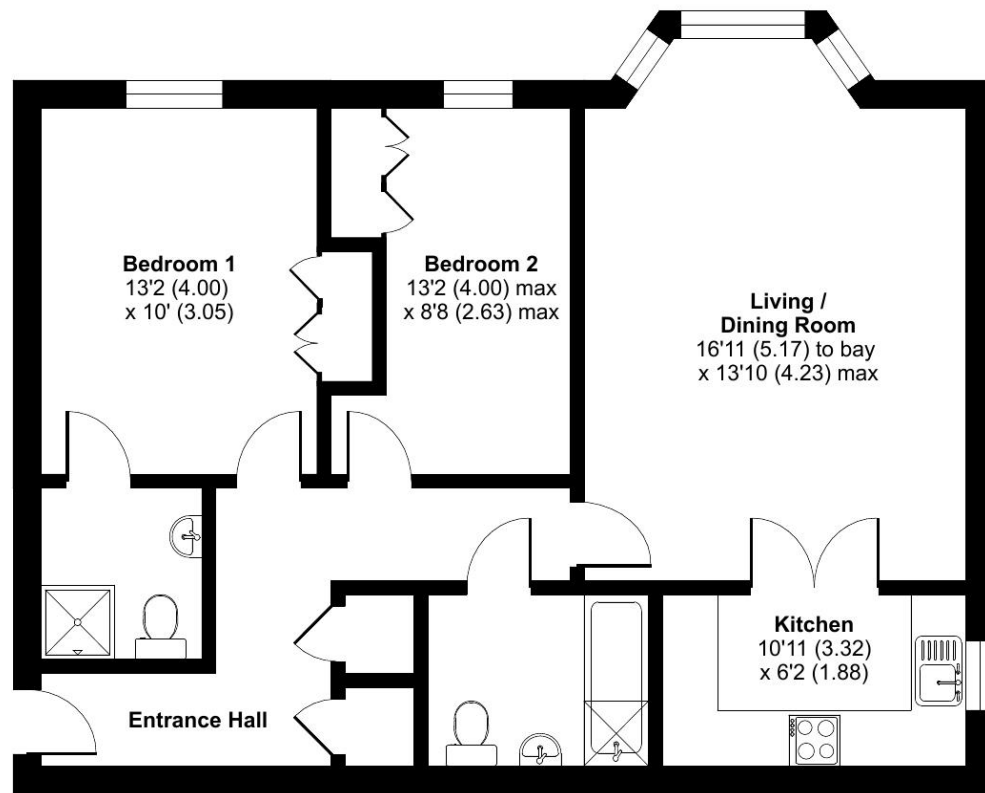


**Lime Tree Village, Cawston, Rugby, CV22**

Approximate Area = 809 sq ft / 75.1 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for RV Services Limited (Retirement Villages). REF: 1417549

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

RETIREMENT VILLAGES

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

## 7 Sorrel House



*Stunning views from this beautifully presented first floor, two-bedroom, two-bathroom apartment.*



Apartment



2 Bedrooms



2 Bathrooms

### Key features:

- Bright first floor apartment
- Woodland nature views
- Serviced by lift
- EPC Rating: B

£190,000

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!



Stunning views from this beautifully presented first floor, two-bedroom, two-bathroom apartment. Sorrel House is a small apartment block on the eastern, wooded edge of Lime Tree Village, just off Compton Court, with a full lift service, carpeted stairs and security entry system. Additionally, the property has just been completely redecorated, and brand-new fitted carpets have been laid throughout.

The entrance hall, with two spacious, fitted and shelved cupboards, leads through to the large lounge diner. This delightful, light and bright room benefits from a bay window, with stunning countryside and wooded views over the spring bulb planted banks and lawned areas, leading to the beautiful woodland walk.

Glazed doors lead to the modern, well fitted kitchen with integral appliances which includes Hotpoint Dishwasher, Blomberg Washing machine, double oven, hob and Bosch Hood.

The spacious principal bedroom has fitted wardrobes and an en-suite shower room and the second, single bedroom also offers generous built in storage. A bathroom is situated across the hallway, with a useful shower-over full-size bath arrangement. A great opportunity to move in, unpack and enjoy your retirement lifestyle.

