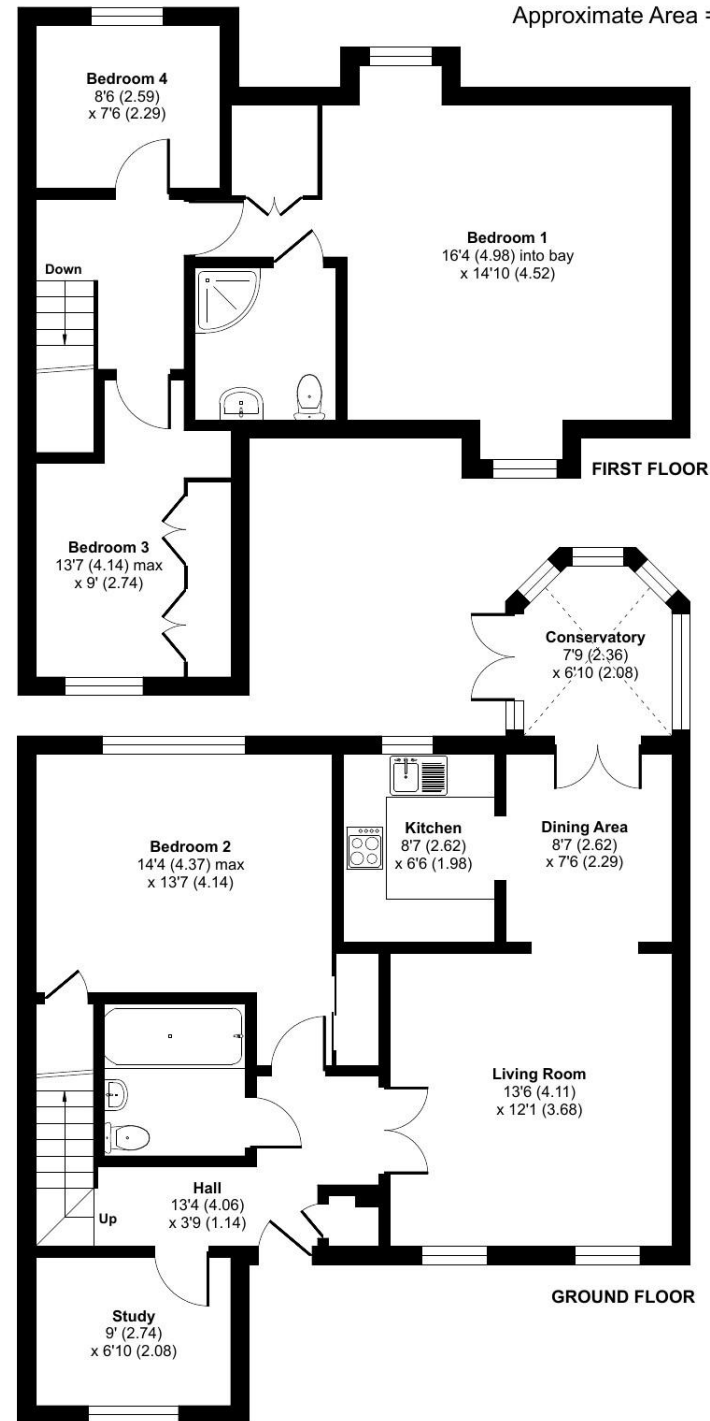


Thurlaston Drive, CV22

Approximate Area = 1363 sq ft / 126.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Retirement Villages. REF: 1137696

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*



9 Thurlaston Drive

*Beautiful views from the front of
the Duck Pond and from the
south facing patio/conservatory
of Cawston House and green.*

£348,000

Other charges apply

Leasehold



3 Bedrooms



2 Bathrooms



Cottage



Private Terrace

Key features:

- Ground Floor
- Spectacular view
- 3/4 Bedroom Cottage
- EPC Rating: C



Beautiful views from the front of the Duck Pond and spectacular views from the south facing patio/conservatory of Cawston House and green. 3/4 Bedroom cottage available within the sought after Lime Tree Retirement Village, close to the Clubhouse, and the main hub for activities. 10 minute walk to Bilton Village, centrally located and easy access to all amenities, and the bus stop which hosts the #11 bus travelling to Dunchurch, Sainsburys and Rugby town centre. 24 Hour emergency response on site. Very supportive established community of residents waiting to welcome you in. The property consists of ground floor bedroom and bathroom, small study, lounge/diner and smaller kitchen with appliances on the way to the conservatory and patio. Upstairs you will discover large master bedroom with ensuite, two additional bonus rooms, could be used as additional guest spaces or dressing room/office/storage.

Lime Tree Village is a well-established, independent living retirement community, offering a total of 213 privately-owned bungalows, cottages, chalet bungalows, and apartments. These homes are situated within 26 acres of beautifully landscaped grounds, with an additional 15 cottages currently under construction to enhance the community further. At the heart of the community stands Cawston House, a historic country clubhouse that serves as a focal point for activities and social gatherings. This impressive building, dating back to 1907, has been meticulously restored to its former glory, adding a touch of magnificence to the entire village.

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.

