



## 7 Wolston Court Cawston, Rugby, CV22 7SQ

This BEAUTIFUL, two bedroom, semi detached dormer bungalow, is located on the STUNNING & LUXURIOUS Lime Tree Village retirement complex for over 55's.

This home combines tranquil and relaxed living, with easy access to village amenities, creating the perfect blend of comfort, style and community.

Lime Tree Village is a well established, independent living retirement community, situated within 26 acres of beautifully landscaped grounds, with the historic Cawston House standing at the heart of the community. This historic clubhouse is an impressive building dating back to 1907, and has been meticulously restored to it's former glory.

The property is offered for sale with no onward chain, and comprises of a spacious entrance hall, lounge/diner, modern fitted kitchen, conservatory, a study, bathroom, and bedroom two which is a spacious double with built in wardrobes on the ground floor.

Guide price £325,000

# 7 Wolston Court

Cawston, Rugby, CV22 7SQ



- Luxury Over 55's Retirement Complex
- Entrance Hall
- Conservatory & Study
- Wide Range Of Amenities

- Semi Detached Dormer Bungalow
- Lounge/Diner
- Bathroom & En-Suite Shower Room

- Two Generous Double Bedrooms
- Fitted Kitchen
- Vacant/No Chain

## Living Room

13'6" x 12'0" (4.12 x 3.68)

## Bedroom One

18'11" x 18'9" (5.79 x 5.74)

## Dining Area

8'9" x 6'11" (2.68 x 2.11)

## En-Suite

7'3" x 6'2" (2.21 x 1.88)

## Kitchen

8'9" x 6'5" (2.68 x 1.97)

## Conservatory

7'10" x 6'11" (2.39 x 2.11)

## Bedroom Two

13'6" x 10'11" (4.14 x 3.35)

## Family Bathroom

7'0" x 6'3" (2.14 x 1.93)

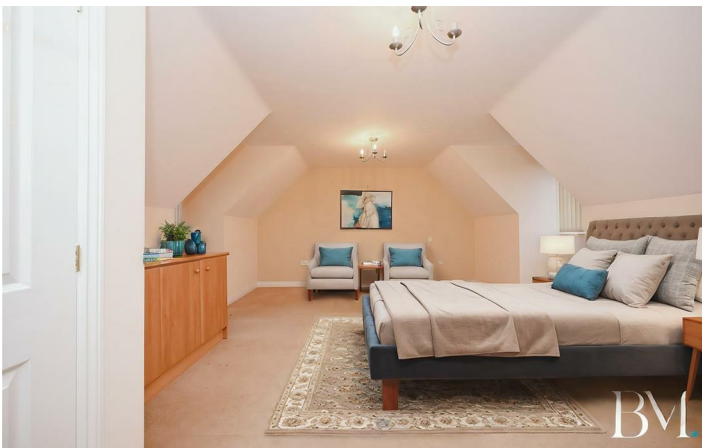
## Study/Bedroom Three

9'0" x 6'9" (2.76 x 2.08)



[Directions](#)





Floor Plan



TOTAL: 114.4 m² (1,231 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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