



25 Marton Court, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7SW

HOWKINS &  
HARRISON



25 Marton Court,  
Lime Tree Village, Dunchurch,  
Rugby, Warwickshire, CV22 7SW

Guide Price: £265,000

A delightful two bedroom retirement cottage with conservatory, located in the sought after Lime Tree Village. Situated in an established part of the village, this property has two bedrooms, both with en-suite bathrooms, and is ideally placed within 26 acres of wonderful landscape gardens and within easy walking distance to Bilton village with its many amenities, via a private walkway.

### Features

- Located in the age exclusive Lime Tree Village (65 years and over)
- Overlooking nature walk to the rear
- Beautifully maintained gardens and private grounds
- Sitting room, conservatory and downstairs WC
- Stairlift (can be removed)
- Access to communal facilities
- Allotments and village shop
- Private patio to the rear
- 24 hour emergency response on site
- Bus service for residents
- Easy access to the villages of Dunchurch and Bilton
- Care services are available from external providers
- 125 year lease with 103 years remaining
- Ground rent, service and maintenance charges apply
- Assignment fee payable on re sale
- No onward chain



## Ground Floor

The property opens into the entrance hall with wooden flooring, stairs with stair lift rising to the first floor, with useful storage cupboard beneath, and doors leading to the ground floor accommodation which includes a cloakroom, fitted with a wash hand basin and WC. The kitchen overlooks the front aspect and is fitted with modern grey and white wall and base kitchen cabinets and drawers with work surface over. Integrated appliances include an AEG induction hob with extractor fan above, double electric oven, fridge/freezer and slimline dishwasher. The light and airy sitting room extends across the rear of the property and has French doors which provide access to the conservatory where further doors lead to the private rear patio.

## First Floor

The first floor landing has a useful airing cupboard and doors leading to two double bedrooms. The principal bedroom overlooks the front aspect and features a lovely box bay window, built-in wardrobes, whilst bedroom two overlooks the rear elevation, enjoying views over the grounds. Both bedrooms benefit from their own en-suites, fitted with attractive grey washed wood effect flooring, wash hand basin with mirror and light over, WC, chrome and glass shower enclosure with easy clean panels inset and a chrome heated towel ladder. The first floor also provides access to a large loft, via a pull down ladder, which is fully boarded, providing an ideal space for storage.

## Outside

To the front of the property there is a low maintenance gravelled area and a paved path leading to the front door. To the rear of the property there is a sandstone private patio which overlooks the communal lawns and the nature walk beyond.

## Agents Note

Ground Rent: £250 per annum. Service/maintenance charge Information: Service/maintenance charge: £6391.50 pa for single occupancy and additional £300 per annum for double occupancy. Payable to Lime Tree Village Management Ltd. Owners of a Retirement Villages lease are required to pay an assignment fee on re-sale of the property which is a percentage of 10% of the re-sale price of the property when it is re-sold or they can choose to pay



the fee at the time of purchase. Please ask the Village Manager for more details and a copy of the financial implications. The property is leasehold with approximately 103 years remaining of a 125 year lease. Care services are available from external providers. The site is operated by Retirement Village Group. Parking is available on a 'first come, first served basis.

## Location

The exclusive Lime Tree Village, nestled in 26 acres of beautifully maintained grounds, is situated mid-way between Bilton and the village of Dunchurch. The development offers communal facilities to include a stylish bar, restaurant, function room and an impressive library. Lime Tree is an award-winning retirement community for active independent living and has a thriving community. The village boasts many social events and offers

excellent facilities to include a croquet lawn, bowling and putting green, table tennis and snooker room, along with an allotment garden. For peace of mind, a 24/7 emergency response service is also available. A private walkway leads to the well serviced village of Bilton, just one mile away by foot. The many amenities include a post office, hair and beauty salons, café, two public houses, two supermarkets, a doctor's surgery, chemist, village butchers, specialist cheese shop and three churches. There is a regular bus service for residents to visit both Bilton and Rugby town centre. Further shopping is available at two out of town retail parks at Junction One and Elliot's Field, which are just a 10 minute drive away. There is easy access to M1, M5, M6 and M45. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes. Birmingham airport is a 30 minute drive away and East Midlands airport, a 45 minute drive away.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

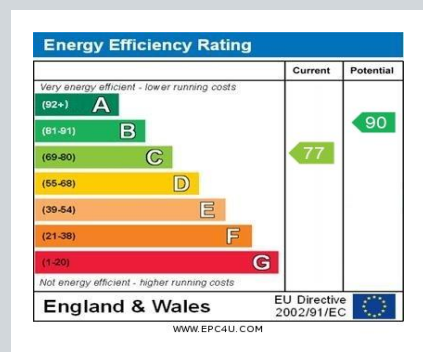
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

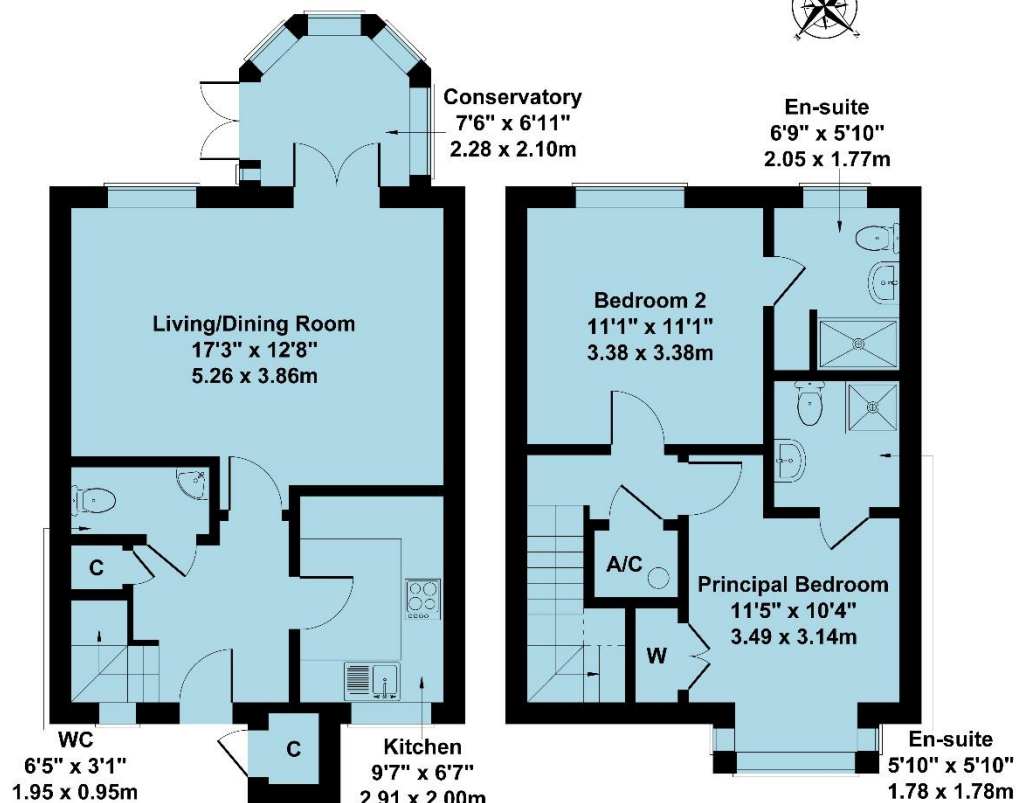
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.



## 25 Marton Court Cawston CV22 7SW

Approximate Gross Internal Area  
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Howkins & Harrison

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