



 **EDWARD KNIGHT**  
ESTATE AGENTS







£290,000

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4 Wolston Court  
Cawston  
Rugby  
CV22 7SQ

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EPC Rating 'TBC'

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#### SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two bedroom property which is located in the beautiful and desirable Lime Tree Village in Cawston. The development has a range of facilities to include a Clubhouse, which includes a bar, restaurant, library and snooker room, it is also a short distance away from more comprehensive amenities in Cawston and Bilton village.

In brief, the accommodation comprises of an entrance hall, lounge/diner with feature fireplace, refitted kitchen with integrated appliances and ground floor cloakroom. To the first floor are two double bedrooms with an en-suite bathroom to the master bedroom and en-suite shower room to bedroom two. To the rear of the property is an east facing patio area which adjoins open green space.

Early viewing is highly recommended to avoid disappointment.





5' 7" x 5' 7" (1.7m x 1.7m)

Service Charge: £6391.50 per annum this includes buildings insurance and maintenance of grounds and property.

Ground Rent: £250 per annum

#### LOCATION

Lime Tree nestles between the parish boundaries of Dunchurch and Bilton, in the rural heart of Warwickshire. The hamlet of Cawston can be dated back to the Domesday Book and Cawston House itself was reconstructed by Viscount Hampden in 1907.



#### ENTRANCE HALL

10' 1" x 6' 9" (3.07m x 2.06m)

#### CLOAKROOM

6' 4" x 4' 3" (1.93m x 1.3m)

#### LOUNGE/DINER

17' 3" x 14' 0" (5.26m x 4.27m)

#### CONSERVATORY

8' 8" x 8' 3" (2.64m x 2.51m)

#### KITCHEN

9' 4" x 6' 5" (2.84m x 1.96m)



#### BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m)

#### EN-SUITE BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m)

#### BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m)

#### EN-SUITE SHOWER ROOM









Tenure: Leasehold

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Council Tax Band:

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Local Authority:

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## Rugby

14 Regent Street  
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Warwickshire  
CV21 2PY

## Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements