



EDWARD KNIGHT
ESTATE AGENTS

18 COMPTON COURT, CAWSTON, RUGBY, CV22 7SH

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, spacious two-bedroom dormer bungalow which is located within the popular, age exclusive development 'Lime Tree Village' in Cawston. This beautiful property is one of a select few homes situated in a private, beautiful location with perfectly kept grounds.

In brief, the accommodation comprises of a spacious entrance hall, open plan lounge dining room with access to the conservatory, kitchen, office, second bedroom and bathroom. To the first floor there is the master bedroom with en suite.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.

ANNUAL CHARGES

Reviewed every year in consultation with residents.

Service Charge 12 Months £6,391.00

Ground Rent 12 Months £250.00



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

It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks, including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character, including a beautiful village green which is renowned in the spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.







STORE

3' x 2' 5" (0.91m x 0.74m)

ENTRANCE HALL

SITTING ROOM

13' 7" x 12' 1" (4.14m x 3.68m)

DINING ROOM

8' 7" x 7' 6" (2.62m x 2.29m)

KITCHEN

8' 7" x 6' 5" (2.62m x 1.96m)

CONSERVATORY

7' 9" x 7' 1" (2.36m x 2.16m)

BEDROOM TWO

14' 6" x 13' 6" (4.42m x 4.11m)

BATHROOM

MASTER BEDROOM

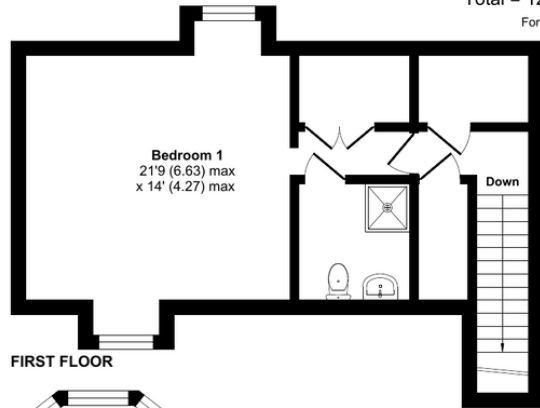
21' 9" x 14' (6.63m x 4.27m)

ENSUITE

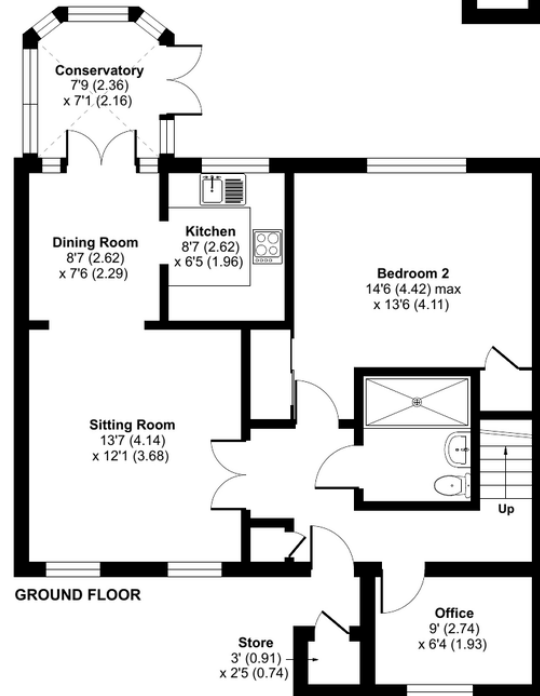


Compton Court, Cawston, Rugby, CV22

Approximate Area = 1202 sq ft / 111.6 sq m
 Outbuilding = 8 sq ft / 0.7 sq m
 Total = 1210 sq ft / 112.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Retirement Villages. REF: 1057463