



**Cowdray Close, Rugby, Warwickshire**  
**£349,950**

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# Cowdray Close, Rugby, Warwickshire

Crowhurst Gale are pleased to present this beautiful two bedroom property set within the highly popular Lime Tree Village of Cawston, Rugby. The ground floor offers a flexible bedroom or study that connects via a Jack and Jill arrangement to a full shower room. The spacious lounge with double vaulted ceilings/dining area flows seamlessly into a contemporary open-plan kitchen, fully fitted with premium integrated appliances including a Neff Slide & Hide oven, ceramic hob, fridge/freezer, washer/dryer, and a full-size dishwasher. Upstairs, the generously sized Principal Bedroom is a true retreat, complete with a spa-style en-suite bathroom, a separate dressing room, and a well-proportioned built-in closet. Private patio space accessible through the 'French' doors from the lounge. 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. 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. The village grounds feature picturesque ponds, woodland walking paths, bowling facilities, and a croquet lawn.

## Lifestyle at Lime Tree Village

Welcome to Lime Tree Village, a thriving community set on the outskirts of Rugby. Enjoy the fresh air in our extensive landscaped grounds, wildlife areas, allotments and games lawns or enjoy some R&R in our clubhouse, snooker room or library. With so many fantastic facilities, you can choose to spend your time staying as busy or relaxed as you wish. Everything at Lime Tree Village is centred around our fantastic community. With a lively social calendar, there is always plenty to do to help you enjoy your retirement years to the fullest. Alongside that, we make sure we cover all the practical points too. Our team look after the grounds and the communal areas and the fantastic health centre is staffed 24 hours a day so you can enjoy peace of mind about the future. But the rest is up to you. Relax, enjoy and really thrive in your retirement years



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## Property Information

Size: 996.00 sq ft

## Financial Information

Service charge: Single Occupancy £7,390.00pa, an additional £300 pa for double occupancy.

Assignment fee: Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 15% of the re-sale price of the property when it is re-sold. Please ask office for more details and a copy of the financial implications.

## Entrance Hall

## Open Plan Lounge/Dining/Kitchen

## Ground Floor Bedroom

## En-Suite / Shower Room

## First Floor Landing

## First Floor Bedroom & En-Suite

## Private Patio Area

Private patio space accessible through the 'French' doors from the Lounge.

## Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

## Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

## Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

## Tenure

Freehold



**Tenure**  
Leasehold

**Tax Band**  
Tax Band: E

**Local Authority**  
Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

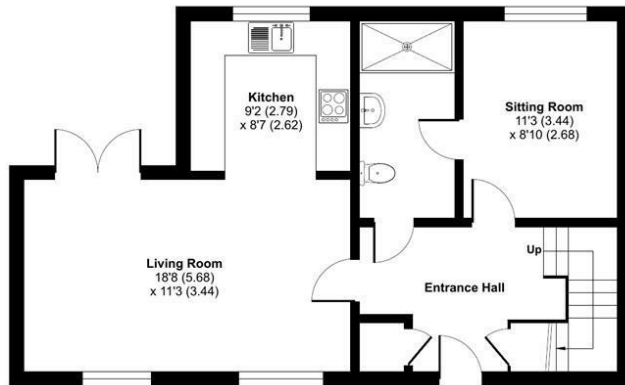


**Cowdray Close, Lime Tree Village, Cawston, Rugby, CV22**

Approximate Area = 996 sq ft / 92.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Retirement Security Limited. REF: 1333286

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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