



Beechcroft
5 The Elms Paddock | Clifton upon Dunsmore | Warwickshire | CV23 0TD

BEECHCROFT



A beautifully situated detached home with south facing gardens in a quiet cul-de-sac location, in this popular village, east of Rugby.



KEY FEATURES

5 The Elms Paddock was originally constructed in 1984 and is situated in a quiet cul-de-sac with only four neighbouring properties in this exclusive location just off North Road. The property is set back within a quiet environment and occupies a plot of just under a quarter of an acre with a private south facing garden. The house benefits from four generous bedrooms and a family bathroom, including a principal bedroom with views of the garden and an ensuite bathroom. The ground floor has an entrance hall with cloakroom, sitting room, dining room and kitchen/breakfast room which is adjacent to the utility room. There is plenty of off-road parking and an integral double garage together with the provision of gas central heating and double glazing throughout. The house has not been seen on the open market in over 34 years and is offered for sale with no onward chain.

Ground Floor

The property has a spacious entrance porch leading to a welcoming entrance hall that provides access to the cloakroom with low-level WC and wash basin, and doors lead off to the dining room, kitchen/breakfast room and the large sitting room which has views to both the front and rear with double-glazed sliding patio doors leading to the rear terrace. There's a fireplace with raised hearth with an exposed brick-built surround. The neighbouring dining room also has delightful views of the south facing gardens, whilst adjacent to that is a modern kitchen/breakfast room with a range of pine base and wall mounted units, a built-in double oven, built-in four ring gas hob with extractor hood, space and plumbing for a dishwasher, a peninsula unit with further storage and two double glazed windows overlooking the rear. The utility room has access to the side pedestrian access, a range of units with a stainless-steel sink, space for the washing machine and a wall mounted Worcester central heating boiler, plus access to the integral double garage which has an electric door and space for two vehicles.













SELLER INSIGHT

“Tucked away on a quiet cul-de-sac not far from the centre of the pretty village of Clifton-upon-Dunsmore is Beechcroft, a large and beautifully presented four-bedroom family home that sits on a generous plot extending to around a quarter of an acre.

“My husband and I bought the house back in 1990 and I would say that it was a bit of everything that made us want to make it our home,” says Elizabeth. “I’ve lived in Rugby for sixty-seven years and so for me the location was definitely a big selling point. We loved the large private garden; my husband was very taken with the fact it has a big garage and plenty of parking, and back then the house was only six years old, so the fact it didn’t need any major work was also a huge plus. However, what really grabbed me was the feeling I got the minute I set foot through the front door. It’s a house with a very friendly feel, a really warm and welcoming atmosphere, so it’s lovely place to come back to at the end of the day.”

“The house has a super layout so it feels very spacious, and it’s also wonderfully light and bright. I’ve always liked the fact that the majority of the main rooms – both living and bedrooms – have a southerly aspect so the natural light floods in throughout the day, and they each enjoy lovely views out across the garden, which is another gorgeous feature of the property. I’ve always enjoyed gardening and over the years both my husband and I have done a huge amount to make it into the attractive space it is today. There’s a large patio, a big expanse of lawn, and under the beautiful old beech tree we have a lovely little summerhouse. The planting has been designed to give colour and interest all year round so the outlook from the house is always very pretty, and it attracts a tremendous variety of birds, which I love to sit and watch.”

“The house has been a wonderful home, and the location is absolutely superb. We’re not far from Rugby – or Rugby station so it’s an ideal spot for commuters – but in the centre of the village, which is only a short walk from the house, we’re lucky enough to have an array of shops and amenities. We have the most amazing village shop that, among other things, sells a variety of delicious fresh produce, ready meals and gorgeous cream cakes; The Bull Inn is now a popular gastro pub, the old Post Office has been transformed into a brownie shop – which is very hard to pass by without popping in – and I’m definitely going to miss my regular visits to the local beauty salon. There’s also a village hall, which plays host to a variety of clubs and activities, as well as a very popular school, which has been rated outstanding by Ofsted. All in all it’s a very vibrant little village with something for everyone, young and old.”

“I love this house so it’s going to be a real wrench to leave, but it now needs a new family to fill it and enjoy it. I’ll be sad to leave our lovely garden; I’ll miss the friendly feel of the house and the tranquillity of this lovely setting... It’s been a wonderful place to live for the past thirty-four years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

5 The Elms Paddock has a generous landing with access to loft space, a window overlooking the frontage and an airing cupboard housing the hot water cylinder and linen shelves. There are doors that lead off to the four bedrooms and the family bathroom. Bedroom one has two built-in double wardrobes and attractive views of the rear gardens and a door that leads to the ensuite bathroom, which is fitted with a coloured suite, with a panelled bath with mixer shower over, bidet, low level WC and a pedestal wash handbasin.

Bedroom two is another large double room with rear views and a built-in double wardrobe and adjacent to the family bathroom which has a coloured suite with pedestal wash hand basin, panelled bath, low-level WC a separate shower cubicle with electric shower. There's an opaque double-glazed window to the rear aspect. Bedroom three is another double room this time with views over the significant frontage and a built-in wardrobe, whilst bedroom four has views of the rear and is currently used as an office with a built-in double wardrobe for added storage.













Outside

5 The Elms Paddock is set back from this quiet cul-de-sac with a gravelled driveway providing off-road parking for at least two vehicles, whilst the rest of the fore garden is laid mainly to lawn with a variety of ornamental flower borders and a mature tree on the frontage. There is gated side access that leads to rear and a convenient storage shed on the right-hand elevation, that is accessible from the front and rear.

The house occupies a 0.23-acre plot with the predominant part at the rear which is in a private and secluded south facing environment, with mature trees and hedging dotted around the boundary and wonderful views towards some of the specimen trees in The Elms nursing home at the rear. The garden is mainly to laid to lawn with a convenient pathway leading to an attractive summer house in the far corner of the garden. Just off the rear elevation is a large patio perfect for summer entertaining.







LOCATION

Clifton upon Dunsmore is a charming village located in Warwickshire, England, close to the town of Rugby. It sits atop a hill overlooking the River Avon, giving it picturesque views of the surrounding countryside. The village has a rich history, dating back to at least the Domesday Book in the 11th century, where it was recorded as part of the Dunsmore region. Over the centuries, Clifton upon Dunsmore has maintained much of its rural character, blending historical elements with modern life.

The village is known for its strong sense of community, centred around key landmarks like the village church, St. Mary's, a medieval building with features added in subsequent centuries. The village green and nearby Clifton Wharf, a small marina on the Oxford Canal, contribute to its scenic appeal, making it a peaceful place for residents and visitors alike. Despite its rural setting, Clifton is well-connected, with easy access to major transport links such as the M6 and A5, and the nearby railway station in Rugby offers convenient access to cities like Birmingham and London.

In recent years, Clifton upon Dunsmore has seen some residential development, but it has managed to retain much of its traditional village atmosphere, with local pubs, small businesses, and active community groups adding to its charm. The surrounding countryside offers ample opportunities for outdoor activities, including walking and cycling. The village is also close to historical attractions, such as the site of the Battle of Naseby and various stately homes, making it a desirable spot for those interested in both history and nature.





INFORMATION

Services

Utilities – Mains gas, mains water, mains drainage and broadband are connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability – Ultrafast broadband is available in the area.
Tenure – Freehold

Title – Please note there are easements and restrictive covenants on the title. Please speak to the agent for further information.

Directions – Postcode CV23 0TD

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

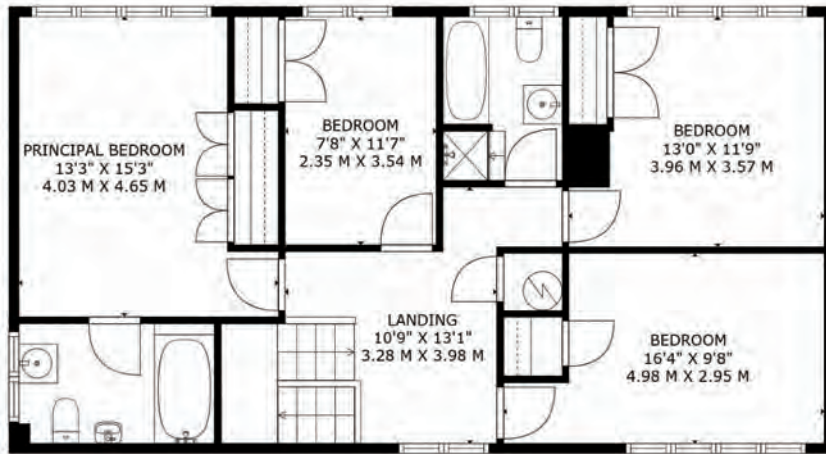
Website

For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 1842 sq ft, 172 m²

GARAGE: 319 sq ft, 30 m²

OVERALL TOTALS: 2161 sq ft, 202 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

PRS Property
Redress
Scheme



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FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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