



2 Carlton Court
Clifton upon Dunsmore | Rugby | Warwickshire | CV23 0EU

2 CARLTON COURT



An impressive family home situated down a private gated driveway and offering over 2000 ft.² of accommodation, close to an excellent primary school and village amenities.



KEY FEATURES

2 Carlton Court is one of two homes that share a private gated driveway and was constructed in 2008 and is conveniently situated opposite Clifton upon Dunsmore primary School, a few minutes' walk from Rugby Golf club, the village amenities and Rugby railway station where London can be reached in under an hour. The house has been delightfully improved by our present owners with attractive redecoration throughout, a refitted cloakroom and a luxuriously appointed family bathroom. The house has four bedrooms on the first floor and a further bedroom on the second floor, together with the ground floor accommodation which includes a formal dining room, study, sitting room, conservatory and kitchen breakfast room. The property has a small landscape south facing garden and offers delightful views of the local recreational ground.

Ground Floor

The house has a welcoming hallway with oak floor doors leading off to the cloakroom, study and a separate formal dining room which has been beautifully redecorated. The sitting room has some attractive panelling and a fireplace with stone surround and access to the conservatory. The kitchen breakfast room has a wide range of white gloss units and adjoining work surfaces and an archway that leads off to the conservatory and gardens.









SELLER INSIGHT

“What first drew me to this home was its wonderfully adaptable layout—each room offering endless potential. Nestled in the charming village of Clifton-upon-Dunsmore, it enjoys uninterrupted views across the park and agricultural land. It truly feels like the best of all worlds: peaceful rural living with every amenity just minutes away.

One of my favourite spots is the newly renovated bathroom. The brass fittings add a touch of luxury, and the tiling always gets compliments from guests, it's a space that makes a big statement. The entire home has had thoughtful upgrades too, from the downstairs cloakroom to the living room and bedrooms. Everything feels fresh and refined.

The location has been a perfect fit for our lifestyle. We commute regularly, and being just minutes from the station has been a game-changer. The house offers easy access to fantastic local schools, yet it remains a tranquil haven, ideal for unwinding after a busy day. The garden backs onto the park and is just steps away from Clifton Lawns Tennis Club, which has a wonderful green space we've loved having right on our doorstep.

The village itself has a warm, welcoming community spirit. From coronation celebrations and Burns Night events at the Townsend Memorial Hall, to summer BBQs at the pub and even breakfast with Santa, there's always something going on. The local deli and salon are little gems that add to the village charm. It really feels like a connected village.

To anyone considering making this their home, I'd say: embrace the versatility of the space and the privilege of the location. Whether you're hosting gatherings, enjoying a quiet morning coffee with park views, or simply commuting with ease, this home offers a truly balanced way of life.*

* 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

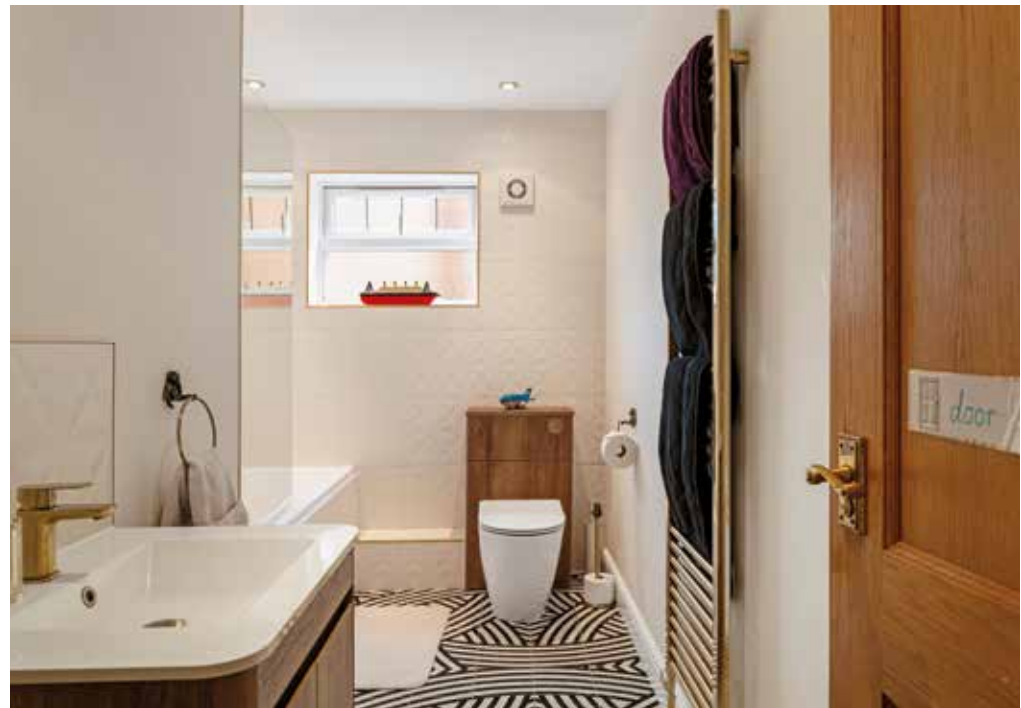
The first-floor landing as a delightful stained glass feature window providing plenty of natural light and doors that lead off to the four bedrooms and the family bathroom. The principal bedroom has built in wardrobes and access to an ensuite shower room. Bedrooms two and three share fantastic views of the park and playing fields. Bedroom four is a single bedroom but perfect as a work from home office, and the family bathroom has been beautifully re-fitted with some stylish white fittings.

Second Floor

A further staircase leads to the second floor which is currently used as a guest bedroom suite where there's plenty of storage in the eaves, and Velux roof windows providing plenty of natural light.















Outside

Gardens & Parking

2 Carlton Court owns the block paved driveway, where there's electric double gates providing access to the two properties with 1 Carlton Court having a right of way. The property is shielded from the road by some mature trees and hedges adding to the private environment. There's plenty of hardstanding outside the frontage and access to a single garage with up and over door.

The property has a landscaped south facing rear garden, with a small lawn area, block paved patio and some attractive raised flowerbeds. With the recreational ground at the rear, the house is not overlooked and is perfect for summer entertaining.





LOCATION

Clifton upon Dunsmore is a picturesque village situated in Warwickshire, England, on the eastern outskirts of Rugby. It is known for its peaceful rural character while still being conveniently close to modern amenities in nearby towns. The village has a long history, with roots stretching back to Roman times—there's evidence of a Roman road passing nearby and the area has been settled for centuries.

The heart of the village includes a blend of traditional cottages, newer homes, and community buildings that give Clifton a strong sense of identity. The parish church of St. Mary the Virgin is a notable historic feature, offering a glimpse into the architectural and religious history of the area. The village also supports an active local primary school, making it appealing to families.

Clifton upon Dunsmore benefits from its proximity to transport links, including the M6 motorway and Rugby railway station, which provides frequent services to London and other major cities. This accessibility makes it a popular spot for commuters who prefer village life.

There's a strong sense of community, with events and clubs that bring residents together. While it retains a peaceful, countryside charm, Clifton is not isolated—residents enjoy the balance between rural tranquility and modern convenience.



INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - C

Council Tax Band - G

Local Authority - Rugby Borough Council.

Property Construction -

Electricity Supply - Mains Electricity Supply

Water Supply - Mains Water Supply.

Drainage & Sewerage - Mains Drainage & Sewerage.

Heating - Mains Gas Central Heating.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

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

Parking - Single garage and parking for 3-4 vehicles.

Local Authority: Rugby Borough Council

Council Tax Band: G

Special Notes

Rights and arrangements- The neighbouring property has right of way over the drive. There are shared maintenance costs involved - please speak with the agent for further information. High risk for surface water flooding - The seller has advised that the property has never experienced flooding - please speak to the agent for further information.

Directions

Postcode CV23 0EU

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

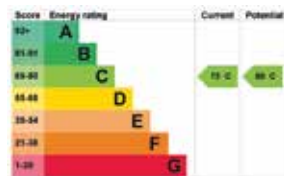
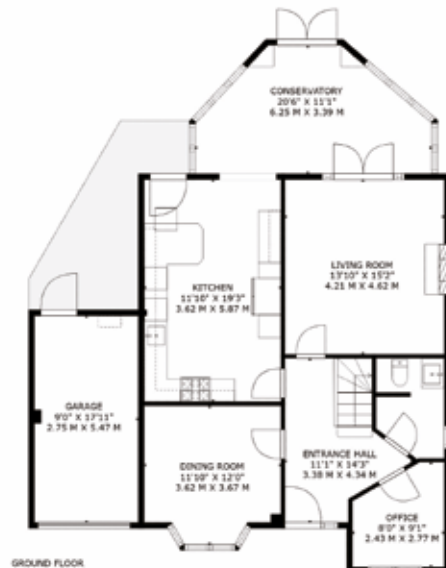
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 2027 sq ft, 189 m2
 OPEN TO BELOW/LOW CEILING: 55 sq ft, 5 m2
 GARAGE: 162 sq ft, 15 m2

OVERALL TOTALS: 2244 sq ft, 209 m2

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

Property Redress

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 15.05.2025

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

Visit fineandcountry.com/uk/foundation

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