

Property Details

Victory Cottage, 14, Vicarage Hill, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0DG

Guide Price **£230,000**



Property Photos

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Creation Date
12/09/2025

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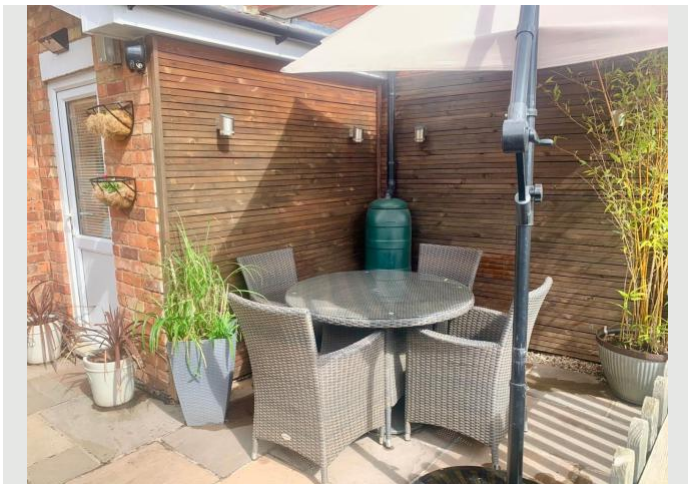
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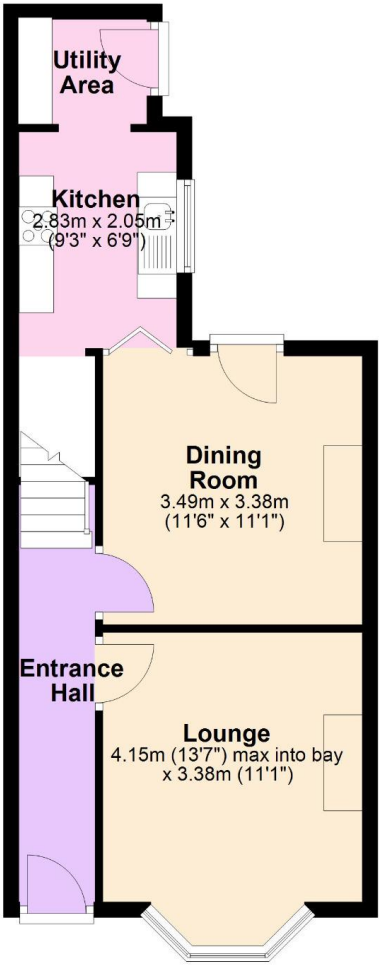


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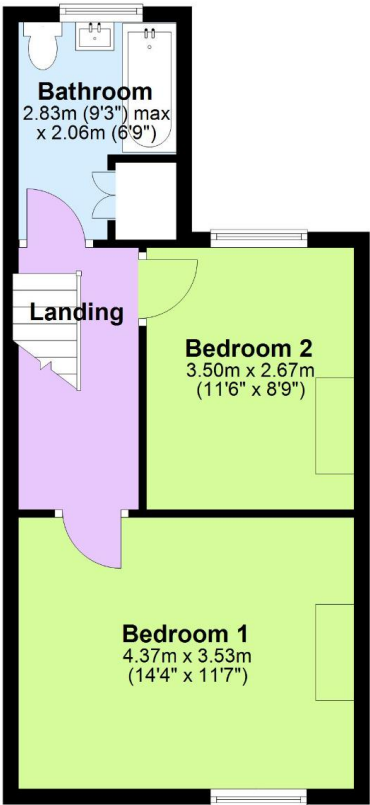
Property Floor Plans

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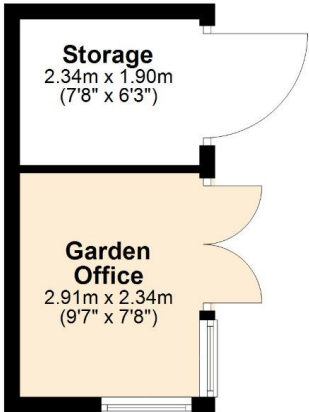
Ground Floor



First Floor



Garden Office & Storage Pod



Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
-
Parking
None
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Double Glazing, Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£230,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

Victory Cottage, 14, Vicarage Hill, Clifton Upon Dunsmore, Rugby,
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Feature 1

Beautifully Presented Two Bedroom Victorian Property

Feature 2

Great-sized Main Bedroom With Views To The Front Of The Property

Feature 3

Lovely Refitted First Floor Bathroom With Shower Over The Bath

Feature 4

Elegant Lounge With Bay Window And Window Seat

Feature 5

Light And Airy Dining Room With Door To Garden

Feature 6

Wonderful Kitchen With Granite Worksurfaces, Built-in Appliances And A Pantry!!

Feature 7

Utility Room To Door To Rear Garden

Feature 8

Rear Garden With Purpose-built Cabin Providing Garden Office And Storage

Feature 9

Sought-after Village Community With Countryside Walks On Your Doorstep

Feature 10

Catchment Area For Popular Village Primary School With On-site Pre-school

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Beautifully Presented Two Bedroom Victorian Property For Sale in Clifton-upon-Dunsmore

Two Bedroom Victorian Property for sale in Clifton-upon-Dunsmore Rugby

Victory Cottage is a beautifully presented Victorian Property For Sale in the sought after village of Clifton-upon-Dunsmore.

It has been lovingly updated and enjoyed by the current owners for the last 11 years, whilst raising their family.

The principle rooms throughout the house are generous in size and beautifully presented, offering a perfect mix of the traditional and modern.

The Kitchen is modern with a selection of built in Neff appliances including 5 ring hob, microwave and slide and hide oven, all complimented by a granite work surface for that touch of luxury. There's a useful utility area leading off here too; but, I've got to say, one of my favourite aspects of this kitchen is the walk-in pantry!! Every house should have one!!

The first floor bathroom is modern and inviting. It is monochrome in colour, with contemporary tiling, there's a glass shower screen and shower over the bath, a vanity unit housing the sink and a large built-in storage cupboard housing the Combi boiler, which is just a few years old.

I usually ask my clients to tell me a little about what they love most about their house, and use extracts in our conversation within the details, but I was so moved by what they sent over to me, that I think I'm just going to let them explain it to you for themselves.....

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What we've loved most about living in Clifton is the wonderful sense of belonging. The village is surrounded by beautiful greenery, with peaceful dog walks and family strolls just moments from the doorstep. Life feels easy with everything so close by – a welcoming pub, the handy village shop, and a hair/beauty salon. There's a true community spirit, where neighbours look out for one another, and the local pre-school and primary school have given our children such a positive start. This has been more than just a house – it's been a place where we've felt part of something special, and an ideal setting for family life.

One of the things we've cherished most about our home is our garden office, where the gentle sounds of nature and wildlife from the fields behind us make every day feel calm. Some of our happiest moments have been looking up from work to see the children playing safely in the garden, their laughter drifting through the open window, or stepping outside together to pick fresh pears from the tree. It's been the kind of home where family memories are made – simple moments that will stay with us forever.

If you're unfamiliar with the village, Clifton is roughly 2 miles Northeast of Rugby near the Northamptonshire, Leicestershire, and Warwickshire border. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get to Euston in less than 58 minutes.

The village has a safe and friendly community feel to it. A perfect place to live independently or to raise a family; Being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line.

There is an excellent village store, a pub, café, church, hairdresser and beautician as well as a sports physio. There is also a recreational ground with play area for the little ones and tennis courts accessible from South Road.

The Townsend Memorial Village Hall hosts many activities including mother and baby

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groups, fitness activities and the very popular 'Tuesday Teas!'

This really is a lovely home and a wonderful opportunity to get into a very popular and thriving village. So, if you would like more information or would like to come and have a look for yourself, please give Clare and the friendly team at Campbells a call, and we'll be happy to help you further.

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: B

The measurements for this property are as follows

LOUNGE

13'7 Max into Bay x 11'1 (4.15m max into bay x 3.38m)

DINING ROOM

11'6 x 11'1 (3.49m x 3.38m)

KITCHEN

9'3 x 6'9 (2.83m x 2.05m)

UTILITY

5'6 x 4'6 (1.67m x 1.36m)

BEDROOM 1

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14'14 x 11'7 (4.37m x 3.53m)

BEDROOM 2

11'6 x 8'9 (3.50m x 2.67m)

BATHROOM

9'3 x 6'9 (2.83m x 2.06)

GARDEN OFFICE

9'7 x 7'8 (2.91m x 2.34m)

STORAGE

7'8X 6'3 (2.34m X 1.90m)

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