



1, Chestnut Lane, Clifton Campville, Staffordshire, B79 0BW

HOWKINS &
HARRISON

1, Chestnut Lane,
Clifton Campville,
Staffordshire, B79 0BW

Guide Price: £475,000

A potential building plot (subject to planning permission)

Offered for sale with no onward chain, this versatile and extensively refurbished detached bungalow occupies a substantial 0.31 acre corner plot in the highly regarded village of Clifton Campville.

Providing over 1,300 sqft of adaptable accommodation, the property includes four bedrooms, a spacious open-plan living/dining/kitchen area, main four piece bathroom and en-suite shower room to the principle bedroom. Externally offering an abundance of off road parking leading to the attached triple garage and fully enclosed lawned rear garden with large block paved south facing patio.

This bespoke bungalow has been thoughtfully upgraded to create a generous and flexible home, ideal for families or those seeking single-level living.



Location

The property is situated in an elevated position on Chestnut Lane Clifton Campville, a small village at the south east corner of Staffordshire close to the borders of Derbyshire, Warwickshire and Leicestershire. Clifton Campville is home to a popular pub, The Green Man, where a village shop is also under construction. There is also a thriving Village Hall that hosts a large variety of community events throughout the year with a regular Monday morning coffee shop. There is a Primary School close by and the village is also home to St Andrews Church which is a splendid example of 13th & 14th century architecture and features in the list of England's finest churches. Finally, Clifton Campville has its own 8-acre Millenium Green field with a children's playground, where a Country Fair takes place every summer.

The surrounding area is predominantly agricultural, the location is ideal for easy access to regional centres and the M42 is just 4 miles away, providing fast access to the Midlands motorway networks including the M1 and M6 with Birmingham approximately 26 miles distant.



Accommodation Details

The property is entered through a front door porch leading to the main front door into a spacious and welcoming entrance hall, centrally positioned to provide access to the main living areas and most of the bedrooms as well as the main bathroom. Immediately to the left is bedroom three, a compact room that could also serve as a study or dressing room. Also on the left is a store cupboard, ideal for coats and shoes. Next is bedroom two, a generous double room, followed by an inner hallway leading to the main bathroom fitted with a bath and separate shower and positioned next to bedroom four which could alternatively be used as a study or guest room.

To the right of the main hall is an open plan living/dining/kitchen area with bi-fold doors that open onto the patio area. The doorway from the living area leads to the main bedroom which benefits from its own en-suite with walk-in shower offering privacy and convenience. All bedrooms have fitted wardrobes.

Leading from the kitchen is a spacious triple garage offering lots of potential for work, hobbies, or conversion into further living accommodation.





Outside

Externally, occupying a generous 0.31 acre corner plot, there is ample off road parking, leading to the attached triple garage. The property enjoys wrap-around lawned gardens offering space and versatility. The property benefits from a larger than average rear garden, mainly laid to lawn with block paved seating area, enclosed by fencing for privacy and security.

Tenure & Possession

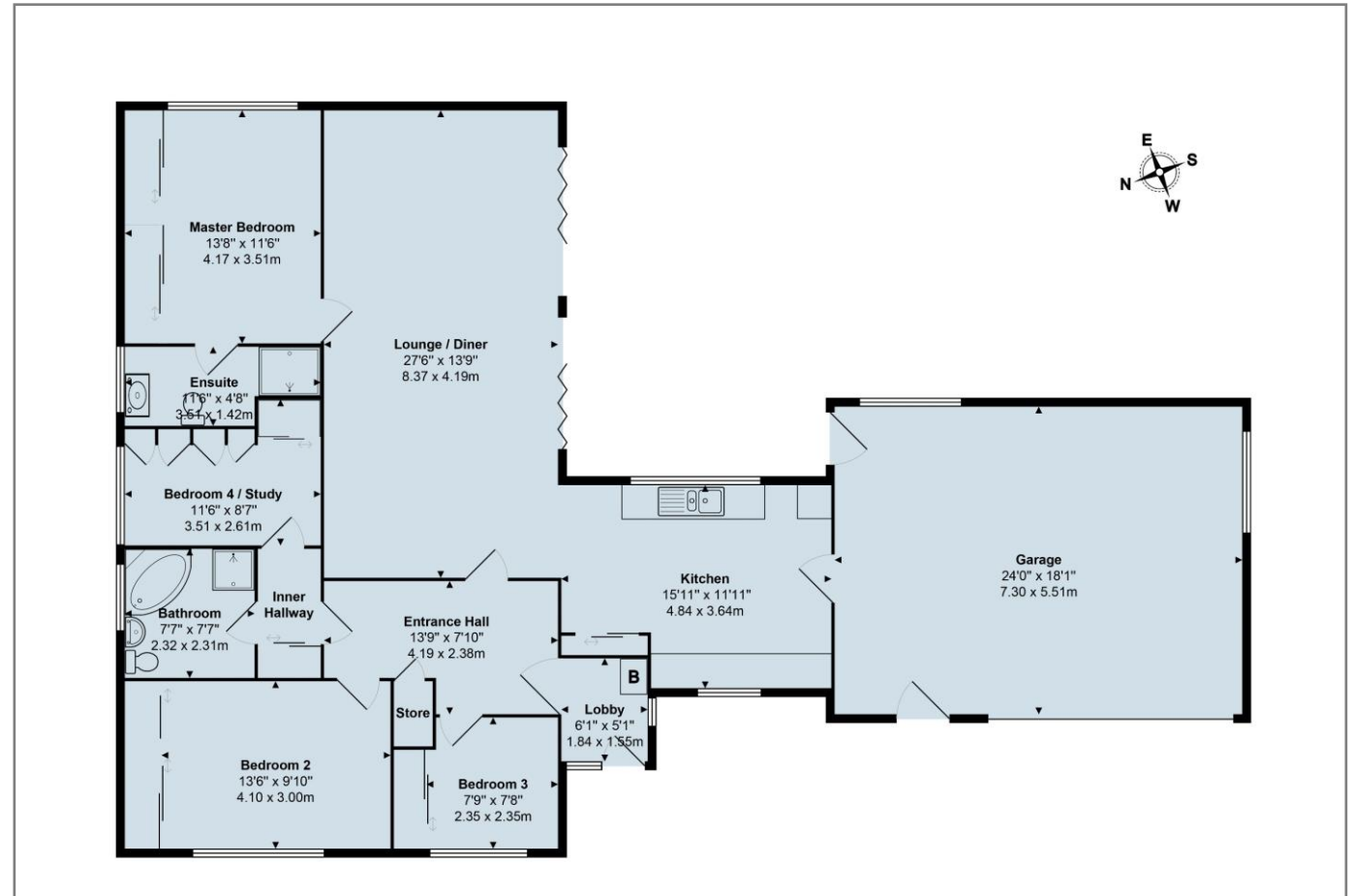
The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Detached bungalow on substantial corner plot
- Over 1,300 sqft of versatile accommodation
- Offered for sale with no onward chain
- Re-furbished to modern standards
- Spacious 27ft lounge/dining room with bifold doors
- Open-plan kitchen with access to triple garage
- Four bedrooms or three plus study option
- Master bedroom suite with en-suite and wardrobes
- Sought-after village with excellent transport links
- Potential building plot (subject to planning)





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is available but not connect at the time of marketing.

Local Authority

Lichfield District Council - Tel:01543-308000

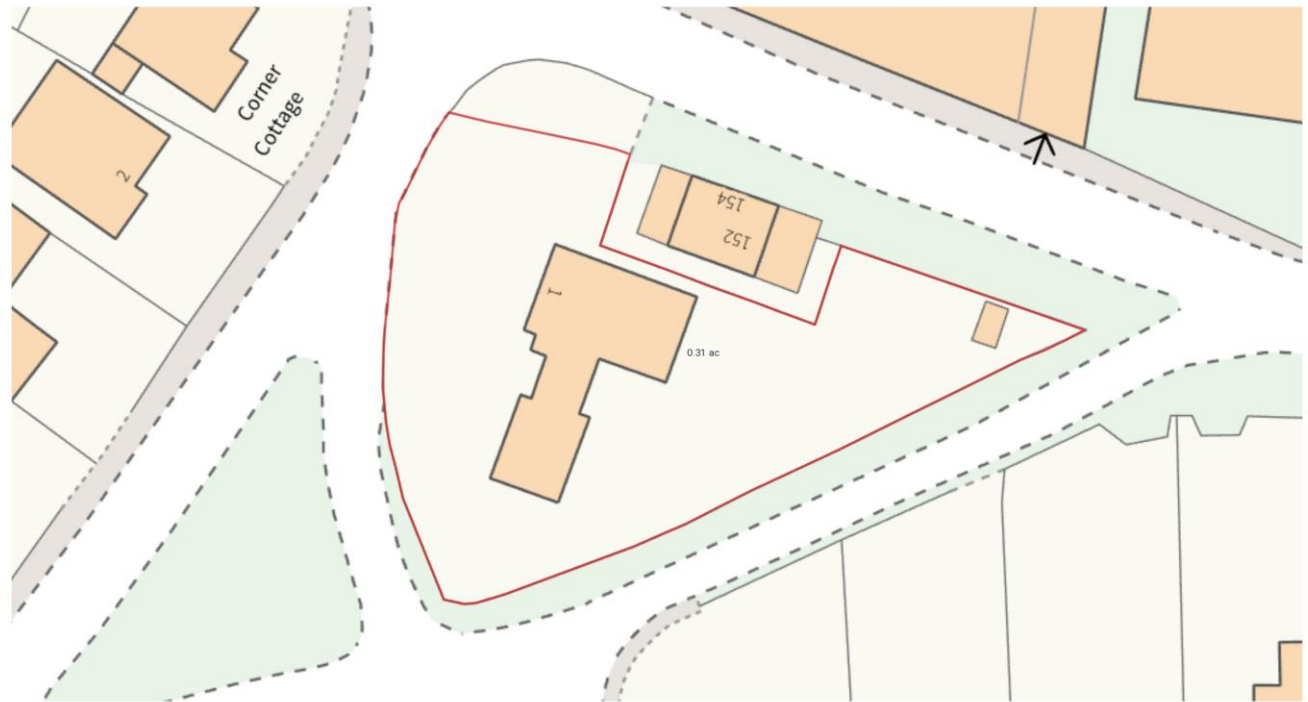
Council Tax

Band - E

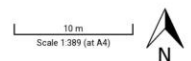
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

HOWKINS & HARRISON

 **Land App**



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Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsLLP](https://www.facebook.com/HowkinsLLP)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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