



**EDWARD KNIGHT**  
ESTATE AGENTS

6 CHURCH STREET, CLIFTON UPON DUNSMORE, RUGBY, WARWICKSHIRE, CV23 0BP

£450,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautiful, three bedroom detached cottage which boasts a wealth of charm and character throughout its accommodation. This wonderful cottage is situated on the corner of a picturesque lane on the edge of Clifton Upon Dunsmore, one of the area's most desirable villages.

The accommodation in brief includes an entrance porch, spacious living room with feature log burner, extended and fully refitted handmade kitchen with breakfast area and AGA, large dining room with an abundance of original features, utility room, ground floor shower room, three well-proportioned bedrooms, en suite WC and a family bathroom with roll top bath.

Externally the property boasts a double width driveway which provides parking for two vehicles, a beautiful lawned front garden which is kept private by mature hedgerows and a low maintenance courtyard rear garden with seating and access to the external brick storeroom.



## LOCATION

Clifton-upon-Dunsmore is a popular well-regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.











#### **ENTRANCE PORCH**

#### **LIVING ROOM**

14' 7" x 24' 1" (4.44m x 7.34m)

#### **OPEN PLAN KITCHEN BREAKFAST ROOM**

21' 8" x 13' 9" (6.6m x 4.19m)

#### **DINING ROOM**

13' 4" x 15' 2" (4.06m x 4.62m)

#### **UTILITY ROOM**

16' 1" x 6' 8" (4.9m x 2.03m)

#### **GROUND FLOOR SHOWER ROOM**

3' 3" x 7' 4" (0.99m x 2.24m)



#### **FIRST FLOOR**

#### **MASTER BEDROOM**

14' 6" x 15' 1" (4.42m x 4.6m)

#### **EN SUITE WC**

3' 6" x 4' 3" (1.07m x 1.3m)

#### **BEDROOM TWO**

10' 1" x 7' 9" (3.07m x 2.36m)

#### **BEDROOM THREE**

12' 9" x 7' 2" (3.89m x 2.18m)

#### **FAMILY BATHROOM**

10' 3" x 5' 0" (3.12m x 1.52m)

#### **EXTERNAL BRICK STORE ROOM**

15' 6" x 10' 5" (4.72m x 3.18m)

**Ground Floor**  
Approx. 94.0 sq. metres (1011.4 sq. feet)



**First Floor**  
Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 142.1 sq. metres (1529.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		