



EDWARD KNIGHT
ESTATE AGENTS

6 ORWELL CLOSE, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DA

£320,000





PROPERTY SUMMARY

Edward Knight are proud to present a fantastic opportunity to purchase a renovation project, situated in a particularly enviable position within one of the area's most sought-after villages, Clifton-upon-Dunsmore.

Occupying a generous plot, the property benefits from a large front garden and driveway, a substantial lawned rear garden, and a spacious allotment area, making it ideal for gardening enthusiasts and families, with potential to extend the property further, subject to planning.

Internally, the accommodation comprises a living room with an adjoining extended dining area, a kitchen/breakfast room, guest WC, three well-proportioned bedrooms, and a family bathroom.

Externally, the property also features a brick store, lean-to, single garage, and greenhouse, providing excellent additional storage and utility space.

This no-chain property is offered for sale with viewings strictly by appointment through Edward Knight's Regent Street offices.



LOCATION

Clifton-upon-Dunsmore is a highly regarded and sought-after village in Warwickshire, offering a range of local amenities including a public house, village shop and a well-respected primary school, which has consistently achieved an Outstanding Ofsted rating.

The neighbouring town of Rugby provides excellent transport links, with a high-speed rail service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The village is also conveniently positioned for access to the M45, M1, M6 and M40 motorway networks, enabling easy travel to nearby centres such as Royal Leamington Spa, Solihull, Stratford-upon-Avon, Kenilworth and Northampton, all of which offer extensive shopping and leisure facilities.

The area benefits from an exceptional selection of schooling, including state, grammar and independent options. Notable schools in and around Rugby include Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School for Boys, Princethorpe College and the renowned Rugby School.







GROUND FLOOR

ENTRANCE PORCH

3' 6" x 6' 9" (1.07m x 2.06m)

ENTRANCE HALL

8' 3" x 6' 3" (2.51m x 1.91m)

LIVING ROOM

18' 2" x 13' 6" (5.54m x 4.11m)

DINING ROOM

8' 7" x 12' 8" (2.62m x 3.86m)

KITCHEN/BREAKFAST ROOM

10' 4" x 12' 2" (3.15m x 3.71m)

LEAN TO

STORAGE ROOM

FIRST FLOOR

LANDING

10' 3" x 6' 1" (3.12m x 1.85m)

MASTER BEDROOM

13' 2" x 10' 9" (4.01m x 3.28m)

BEDROOM TWO

BEDROOM THREE

8' 3" x 7' 5" (2.51m x 2.26m)

FAMILY BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m)

OUTSIDE

GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		