



93 Clifton Road, Rugby, Warwickshire, CV21 3QQ

HOWKINS &  
HARRISON

93 Clifton Road,  
Rugby, Warwickshire,  
CV21 3QQ

Offers In Excess Of : £630,000

A splendid late Victorian detached home offering a unique blend of period elegance and modern living, with accommodation spread over four floors. The property boasts six well proportioned bedrooms, and three inviting reception rooms each filled with period features including original floor tiles, stained glass windows and servant call bells. The property is offered for sale with no onward chain.

### Features

- Detached late Victorian family home
- Original period features
- Town centre location
- Shaker style kitchen with fitted appliances
- Accommodation over four floors
- Gas central heating
- Master bedroom with en-suite shower room
- Private rear garden
- Double garage and off-road parking
- Double glazed
- No onward chain



## Location

The property is located on Clifton Road which has a variety of amenities within walking distance including a general store, public house, church and park. Ideally located with easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6 and for Rugby Train Station, which is within walking distance, with its frequent service to London Euston which takes just under 50 minutes. Rugby Town centre is also within walking distance and offers an extensive range of shopping facilities including an independent quarter. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School, Lawrence Sheriff School, Princethorpe College and the world famous Rugby School.

## Agents Note

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



## Ground Floor

The grand front door is fitted with original stained glass and leads you in the entrance hall with original late Victorian tiling and doors through to the three reception rooms and the staircase rising to the first floor. With high ceilings and original coving, the sitting room is situated to the front of the property with a large square bay complete with sash windows and a marble fireplace with an inset gas fire. The dining room is fitted with an open fire with a tiled surround and hearth along with high ceilings, deep coving and picture rails. The third reception room is currently used as a breakfast room with a door to the kitchen and basement, the breakfast room has the original servants call bells which are still in working order. The shaker style kitchen to the rear of the property is fitted with a large range of storage cupboards and appliances to include an electric double oven, gas hob, extractor fan, built-in full-size fridge and full-size freezer.

## Basement

The basement of the property is a usable storage space accessed via stairs from the breakfast room. The basement is complete with a large coal bunker and exposed brick work to the floor and walls.





## First Floor

The first floor accommodation comprises of four bedrooms, two of which are good size double bedrooms and a family bathroom with a separate WC. The master bedroom is fitted with a large range of floor to ceiling built in wardrobes and an ensuite shower room with a large double shower cubicle, the master bedroom also has an impressive square bay with sash windows, deep set coving and picture rails. Bedroom two is also complete with period features and a built-in wardrobe. A white suite is fitted in the family bathroom comprising of a bath with handheld shower and a wash handbasin, the bathroom also has two storage cupboards. The WC completes the first floor accommodation with a beautiful stained glass sash window.



## Second Floor

The top floor of the property offers two spacious double bedrooms both complete with feature fireplaces, bedroom four's stand out feature is an oval window with a Juliet balcony overlooking the front of the property. The third bedroom on the second floor is fitted with a kitchen sink and cold running water and was formerly used as a kitchenette by the previous owners.

## Outside

An enclosed well planted mature front garden with a path leading to the front of the property and gated access to the rear garden. A delightful walled rear garden is mostly laid to lawn with mature well stocked borders and a brick paved patio to the rear of the dining room. A pathway leads to the double garage at the bottom of the garden fitted with solar panels which are subject to a Feed In Tariff. A gate to the side of the garage leads to the parking to the rear.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

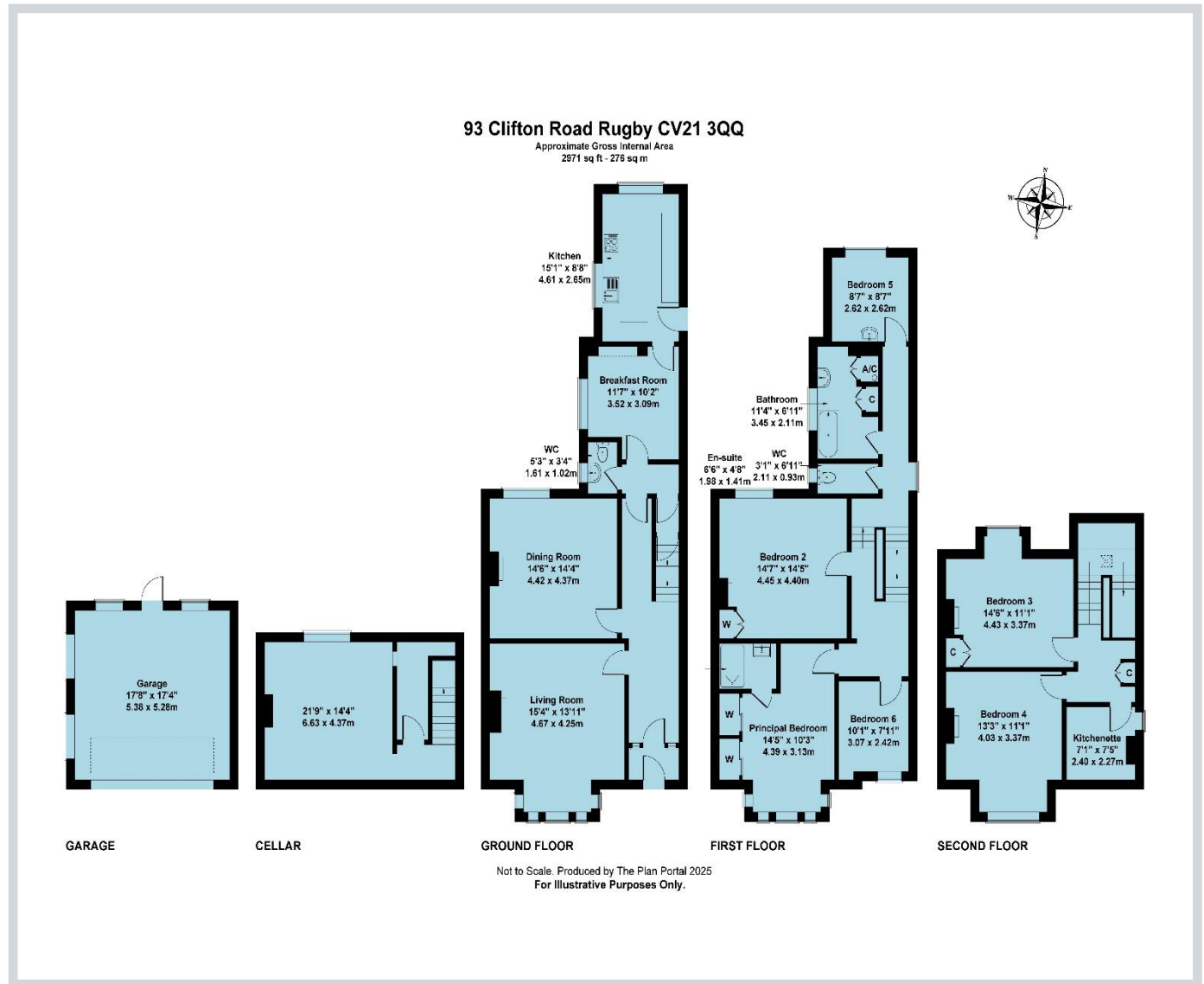
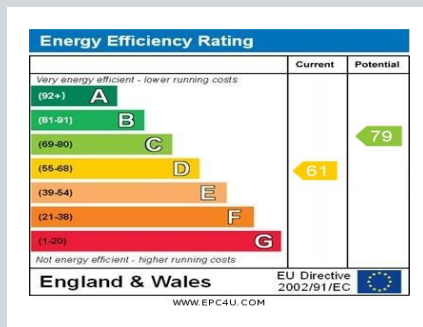
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – F



## Howkins & Harrison

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