



**EDWARD KNIGHT**  
ESTATE AGENTS

37 RUGBY ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DE





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic opportunity to acquire a three-bedroom semi-detached home with detached garaging, occupying an outstanding rear plot with excellent scope for extension, subject to the necessary planning consents.

This attractive bay-fronted property benefits from a generous front garden and driveway providing ample off-road parking and access to the detached garage. The front aspect enjoys stunning far-reaching views across a picturesque valley, creating a wonderful sense of openness and a truly enviable setting.

To the rear, the substantial garden backs directly onto village parkland, offering a high degree of privacy and exceptional potential for further development or landscaping. The plot represents a rare opportunity within this highly sought-after village location.

The internal accommodation, which requires modernisation throughout, briefly comprises an entrance hall, bay-fronted living room, dining room, conservatory, kitchen, three first-floor bedrooms and a family bathroom.

This property would make an ideal first-time purchase, family home or renovation project, offering buyers the opportunity to create a superb residence in a desirable village setting with excellent local amenities and transport links.



## LOCATION

Clifton-upon-Dunsmore is a highly desirable village located on the eastern edge of Rugby, Warwickshire, offering an attractive blend of countryside charm and modern convenience. The village benefits from a strong sense of community and an excellent range of local amenities, making it particularly popular with families.

A key feature of the village is Clifton-upon-Dunsmore CofE Primary School, which is highly regarded and has been rated Outstanding by Ofsted. The village also boasts excellent recreational facilities, including the spacious Clifton Playing Fields, which provide children's play areas, sports pitches and well-maintained tennis courts, creating a focal point for outdoor leisure and community activities.

Rugby town centre is approximately 2 miles away, offering a comprehensive range of shopping, dining and leisure facilities. For commuters, Rugby railway station provides regular direct services to London Euston, Birmingham and other major destinations, while the nearby M1, M6 and A5 road networks ensure excellent connectivity across the Midlands and beyond. Combining village character, outstanding local amenities and superb transport links, Clifton-upon-Dunsmore remains one of the most sought-after locations in the Rugby area.



## OPEN DAY

We are pleased to invite prospective buyers to an  
\*\*Open Day taking place on Saturday 4th July  
2026\*\*

Viewings will be conducted strictly by appointment, with allocated time slots throughout the day to ensure every visitor has the opportunity to fully appreciate the property. To attend the Open Day, you must call the office in advance to book your viewing







## IMPORTANT INFORMATION

### Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £25 including VAT is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

### Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

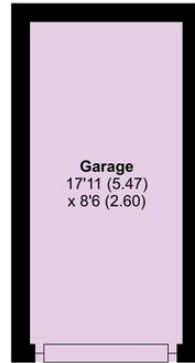
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

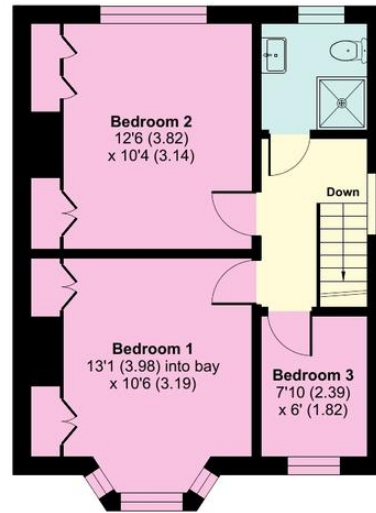
# Rugby Road, Clifton Upon Dunsmore, Rugby, CV23

Approximate Area = 1018 sq ft / 94.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2026. Produced for Edward Knight. REF: 1473444



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.