



EDWARD KNIGHT
ESTATE AGENTS

22 SHUTTLEWORTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DB





PROPERTY SUMMARY

A well-maintained three-bedroom semi-detached home with the added benefit of a separate, self-contained annexe, located within a quiet cul-de-sac in a highly popular village renowned for its outstanding primary school.

Occupying a generous plot, the property offers a substantial block-paved driveway providing ample off-road parking, with further potential to extend the property or construct a garage, subject to the usual planning permissions.

The main residence is well laid out and filled with natural light, featuring a comfortable living room with a feature fireplace, complemented by dual-aspect windows and patio doors opening onto a rear decked entertaining area. Additional ground floor accommodation includes a separate dining room, a fitted kitchen with appliances, a utility room, and a convenient ground floor shower room. To the first floor are three well-proportioned bedrooms and a modern family bathroom.



Outside, the property enjoys a private, lawned rear garden, ideal for families and outdoor enjoyment, along with a large timber shed for storage. A particular highlight is the purpose-built, detached self-contained annexe, offering excellent flexibility and comprising a open plan kitchen/living area and shower room - perfect for multi-generational living, guest accommodation, or home working.

Overall, this is a versatile and attractively presented home offering generous space, flexibility, and future potential, all set within a peaceful location in one of the area's most desirable villages.

Offered for sale with no onward chain viewings strictly by appointment with Edward Knight agents street office,

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. [Edit](#) | [Delete](#)







ENTRANCE HALL

5' 9" x 5' 9" (1.75m x 1.75m)

LIVING ROOM

11' 8" x 18' 3" (3.56m x 5.56m)

DINING ROOM

10' 1" x 11' 5" (3.07m x 3.48m)

KITCHEN

15' 5" x 7' 3" (4.7m x 2.21m)

UTILITY ROOM

12' 1" x 7' 5" (3.68m x 2.26m)

GROUND FLOOR SHOWER ROOM

5' 6" x 6' 7" (1.68m x 2.01m)

FIRST FLOOR

MASTER BEDROOM

14' 7" x 10' 8" (4.44m x 3.25m)

BEDROOM TWO

11' 7" x 9' 1" (3.53m x 2.77m)

BEDROOM THREE

9' 3" x 8' 6" (2.82m x 2.59m)

FAMILY BATHROOM

8' 9" x 7' 3" (2.67m x 2.21m)

OUTSIDE

ANNEXE





GROUND FLOOR
APPROX. AREA
680 SQ.SQ.FT.
(63.2 SQ.M.)

FIRST FLOOR
APPROX. AREA
658 SQ.Q.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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TOTAL APPROX. FLOOR AREA 241 SQ.FT. (22.4 SQ.M.)

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