



The Wedmore  
Hillmorton Lane | Clifton upon Dunsmore | Rugby | Warwickshire | CV23 0BE

# THE WEDMORE



*A modern executive detached home, with over 2300ft<sup>2</sup> of accommodation, situated on a private exclusive development in the former grounds of Clifton Hall, on an edge of village location.*





# KEY FEATURES

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The Wedmore was constructed in 2021 and offers some distinctive, modern, architectural features and some fine attention to detail throughout this exquisite home. Set within a former walled garden amongst other similar attractive homes, on the very edge of the popular village of Clifton Upon Dunsmore. The property offers four well-proportioned double bedrooms, luxurious family bathroom, whilst the principal bedroom suite has its own dressing area, ensuite shower room and views of the gardens. The ground floor has a large welcoming entrance hall with vaulted ceiling and oak staircase. There is under floor heating throughout the ground floor, a study, sitting room with media wall, a large kitchen breakfast room with island unit and granite worksurfaces and steps down into a dining room with bifold doors leading to a recently landscaped, entertaining terrace. The property has the convenience of a cloakroom and a useful utility room. The Wedmore offers a surprisingly large plot for a modern home with nearly a quarter of an acre of grounds, with a variety of mature trees enhancing to the privacy. There is plenty of parking for several vehicles and two single garages. The property is offered for sale with no onward chain and early inspection is strongly recommended.

## Accommodation Ground Floor

The property has a large entrance hall with ceramic tiling and underfloor heating, with an oak staircase leading to a galleried landing and a vaulted ceiling, with oak veneered doors leading off to the principal rooms and the ground floor cloakroom. The study is situated at the front of the property with a view across the courtyard, whilst a large kitchen breakfast room with an island unit and breakfast bar is situated at the rear of this fine home. There is a variety of built-in appliances, including wine chiller, dishwasher, space for an American style fridge freezer and a Rangemaster, five ring cooking range and extractor hood. There is a neighbouring utility room that houses the central heating boiler and a cupboard, which has plumbing for a washing machine and tumble dryer. There are two steps off the kitchen and some attractive oak framework down into a large dining room with bifold doors leading onto the landscaped rear gardens, and a door leading to the sitting room, again with bifold doors onto the rear gardens, a media wall with a contemporary style fireplace and attractive panelling.













# SELLER INSIGHT

“Nestled at the end of a peaceful private drive and surrounded by beautifully developed gardens and charming listed homes, The Wedmore captured our hearts from the very beginning. We were especially drawn to its tranquil setting paired with incredibly convenient access to Rugby's key amenities—Elliotts Field shopping centre, the town centre, David Lloyd gym, Rugby train station, and major motorways—all just minutes away.

Living here has been an absolute joy. The kitchen is the beating heart of our home—a lively, social hub where we start each day with breakfast and host dinners with friends. One of its standout features is the cleverly designed pantry cupboard tucked just left of the fridge—surprisingly spacious and incredibly practical.

Each of the four bedrooms offers its own character and comfort, perfectly suited to growing children, guests, or working from home. Thanks to thoughtful design, the house stays cosy in winter with underfloor heating and refreshingly cool in summer, shaded naturally by surrounding trees.

The garden is a magical retreat, especially in the evenings when the birds come to life—it's peaceful, private, and brimming with joy. We've had so many treasured moments here, including unforgettable treasure hunts with our girls and their friends. It's a space that inspires creativity, play, and relaxation in equal measure.

Beyond the property itself, Clifton is a rare gem. There's a genuine sense of community and warmth here, and our children have thrived attending Bilton Grange Prep School, just 15 minutes' drive away.

To future owners: lean into the lifestyle this home offers. Use the kitchen to gather, let the garden be your sanctuary, and enjoy the quiet charm of the village while staying connected to everything Rugby has to offer. It's a home that adapts beautifully to every season—and every chapter. We will miss it deeply.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





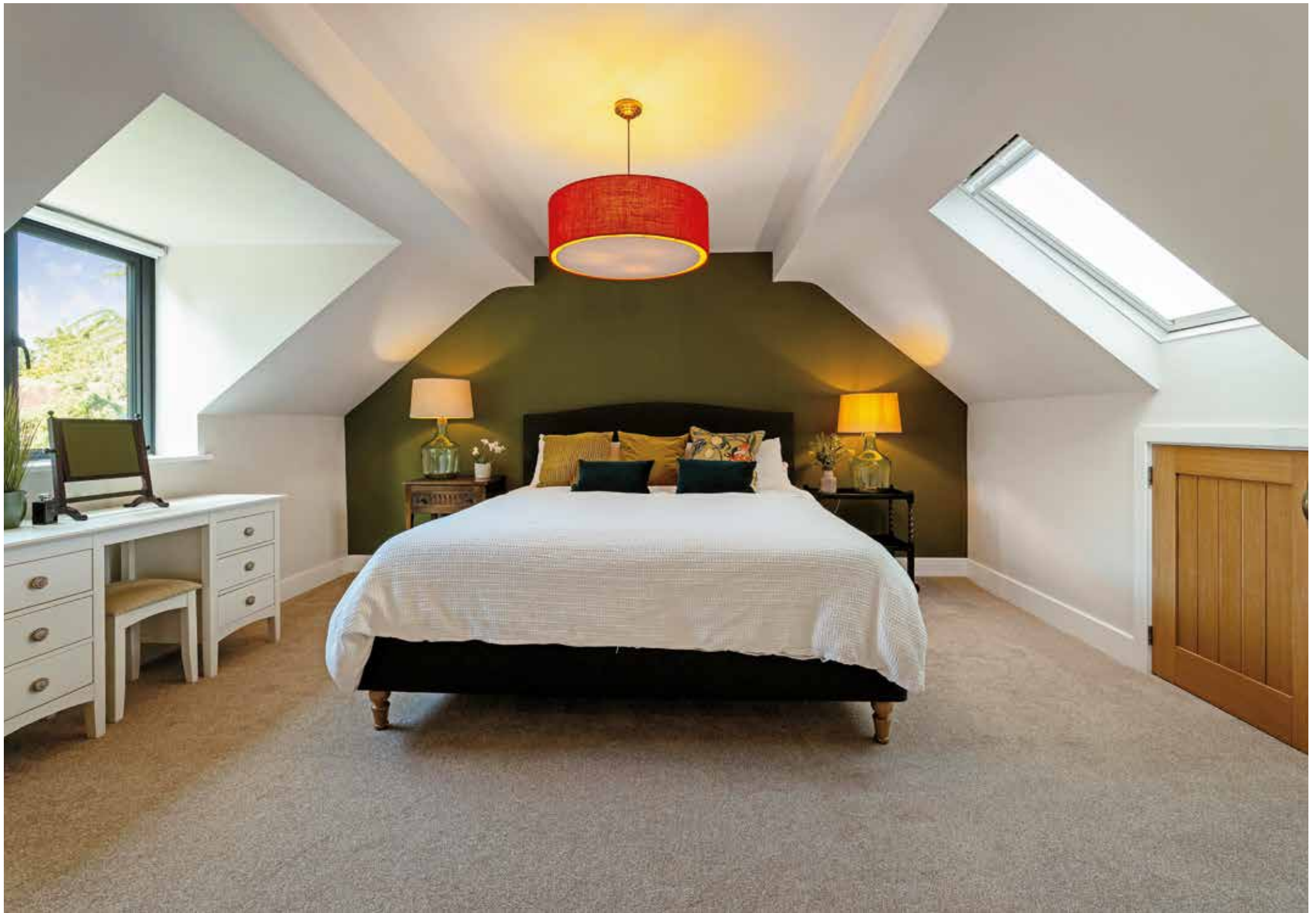


### First floor

The first floor has a galleried landing and access via quality oak veneered doors to the four bedrooms and the family bathroom. The principal bedroom suite has a large dressing area, a larger bedroom area with access to the eave storage space, Velux roof window and a dormer window that overlooks the gardens. The well-appointed ensuite shower room has contemporary style tiles, a wash basin with vanity unit and an enclosed WC. The adjacent family bathroom is also luxuriously appointed with a clawfoot bath, separate tiled shower cubicle, wash basin with vanity unit and a low-level WC. Bedroom three is at the rear of the house with an attractive full-length window with view towards Clifton Manor, bedroom two is a perfect guest room with two Velux roof windows, whilst bedroom four is another large double room with rear views.



























## Outside

### Gardens, Garages & Parking

Entry to the development is just off Hillmorton Lane and The Wedmore is situated directly in front of any potential buyer. There is off-road parking for at least three or four vehicles and access to a single garage with up and over door adjacent to the house. A further single garage is situated in a terrace of other garaging, to the right-hand side of the entry to the development. The rear gardens have been extensively landscaped by the current owners with a large, raised patio. There are some iron bird baths and attractive planting, stone gabions, and steps leading up to a wildflower garden. Down the side of the house is another large, paved patio and an extensive lawn with a variety of mature and younger trees surrounding the border. There is gated side access that leads to the parking area and a personnel door that accesses the garage.







# LOCATION

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Clifton upon Dunsmore is a picturesque village located in Warwickshire, England, near the market town of Rugby. It's often considered one of the most easterly villages in the county and has a rich sense of history that stretches back to Roman times. In fact, it's situated near the site of the Roman town of Tripontium, and various archaeological finds have highlighted the area's long-standing significance.

The village itself offers a blend of traditional English charm and modern-day community life. Its centre features period cottages, a parish church (St Mary's), and a well-regarded primary school. The local pub, The Bull Inn, serves as a social hub for residents and visitors alike. Clifton has a strong sense of community, with various clubs, events, and activities hosted throughout the year that bring people together.

Clifton upon Dunsmore is surrounded by rolling countryside and scenic walks, making it a popular spot for those who enjoy outdoor pursuits. At the same time, it's conveniently close to Rugby and major transport links, including the M1 and M6 motorways and the West Coast Main Line railway, offering easy access to London, Birmingham, and beyond. This combination of rural tranquillity and accessibility makes it an appealing location for both families and commuters.







# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – G

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains supply.

Water Supply – Mains supply.

Drainage & Sewerage – Mains supply.

Heating – Mains gas central heating.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 3 cars.

Special Notes – The property is in a conservation area. There are trees on the property subject to a Tree Preservation Order (TPO). There are restrictive covenants on the title. Please speak to the agent for more information.

Rights and arrangements – Shared private drive. There are maintenance costs involved, please speak to the agent for more information.

Directions – Postcode CV23 0BE

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

## Website

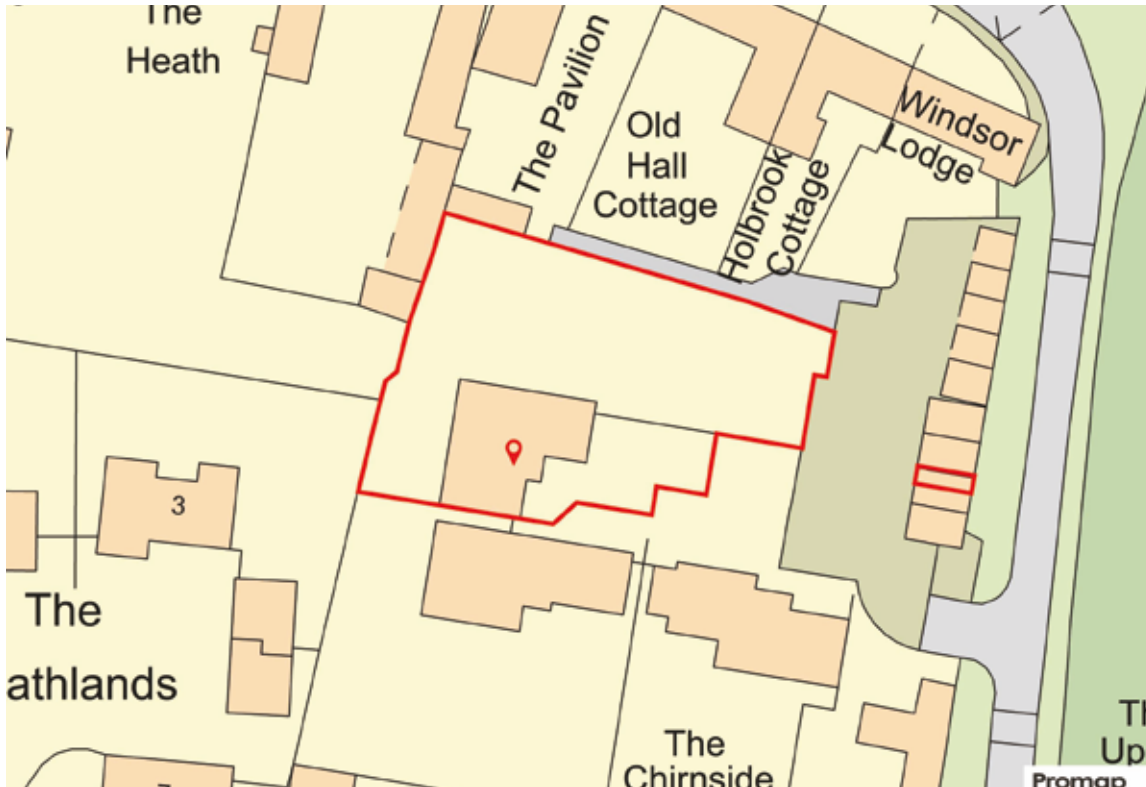
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours:

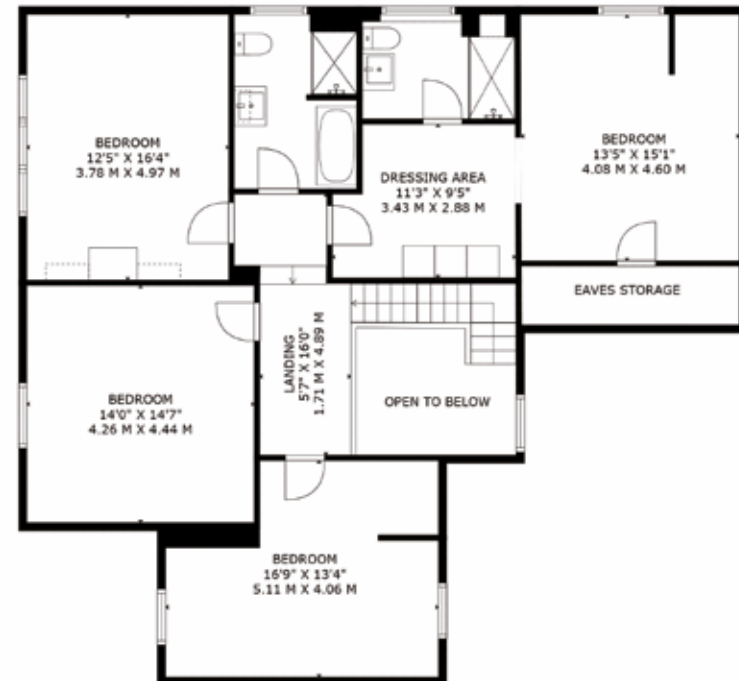
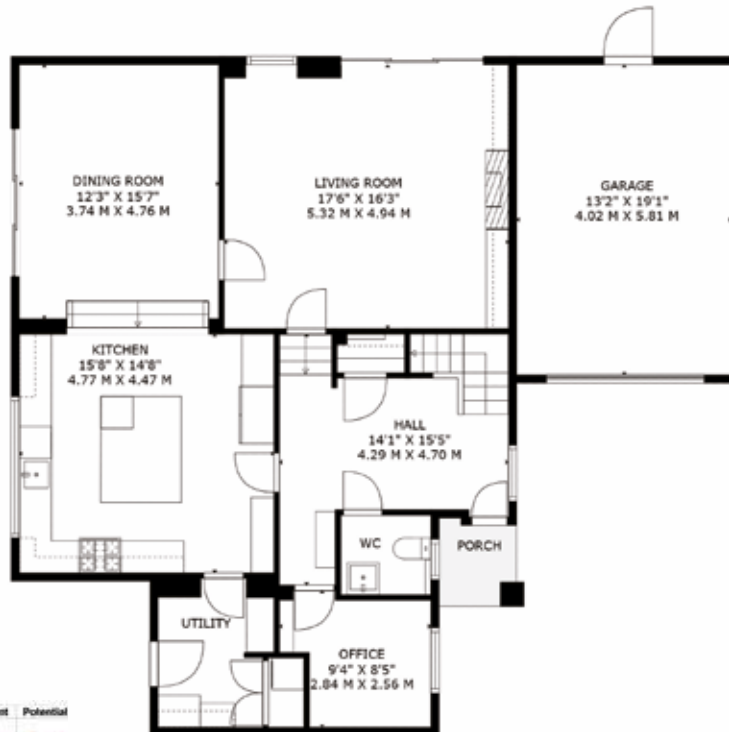
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only







GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA: 2349 sq ft, 217 m2  
 LOW CEILINGS & OPEN TO BELOW: 94 sq ft, 8 m2  
 GARAGE: 251 sq ft, 23 m2

**OVERALL TOTALS: 2694 sq ft, 248 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 01.07.2025









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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