

# Property Details

2a Church Street, Clifton Upon Dunsmore,  
Rugby, Warwickshire, CV23 0BP

Guide Price **£500,000**



# Property Photos

2a Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BP



Creation Date  
**01/05/2026**

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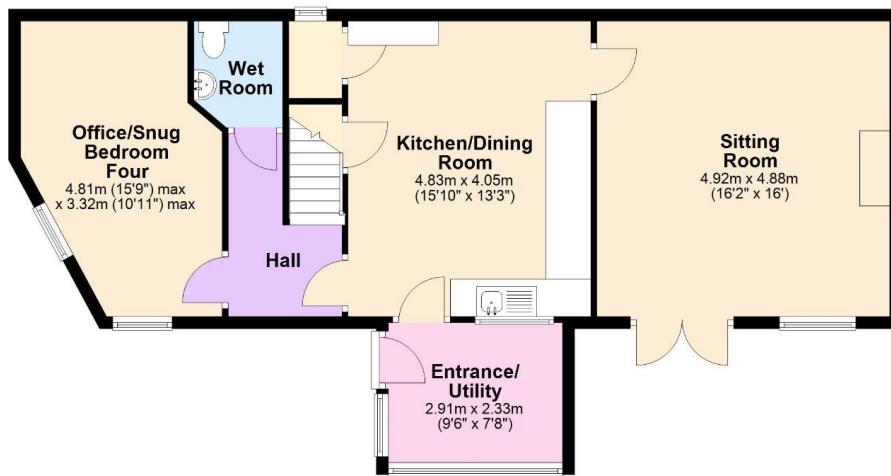
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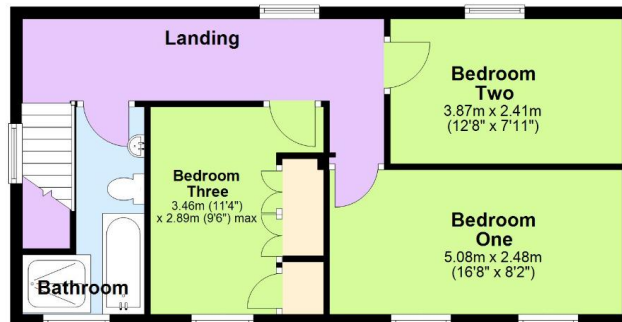
# Property Floor Plans

2a Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BP

Ground Floor



First Floor



Creation Date

01/05/2026

# Property Info

2a Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BP

## Property Type

House

## Property Style

Cottage

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1378

## Agency Type

Sole

## Parking

Off Road Parking

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£500,000

## Land Size

-

## Age of Property

-

## Year Built

1840

## New Home

No

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# Property Features

2a Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BP

## Feature 1

Three/four Bedroom Characterful Gardeners Cottage

## Feature 2

Discreet From The Outside, But A Tardis On The Inside

## Feature 3

Ground Floor Reception Room Or Fourth Bedroom With Adjacent Wet Room

## Feature 4

Cottage Style Kitchen That Is The Hub Of The House

## Feature 5

A Great Sized Sitting Room With Wood Burning Stove

## Feature 6

Located Close To The Centre Of This Popular And Vibrant Village

## Feature 7

Garden Of Approx. 0.25 Acre Extending To At Least 135 Ft In Length

## Feature 8

A Great Mixture Of Traditional Features And Eco Friendly Benefits

## Feature 9

A Wonderful Opportunity For Self Sufficiency And Sustainability

## Feature 10

Catchment Area For Popular Village Primary School And Playgroup

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# Property Description

2a Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BP

## **A Three/ Four Bedroom Characterful Cottage For Sale in Clifton Upon Dunsmore, Rugby.**

A Three/ Four Bedroom Characterful Cottage For Sale in Clifton Upon Dunsmore, Rugby.

Believed to have been built in approximately 1840, this characterful cottage is located within the conservation area of Clifton-upon-Dunsmore, just a short walk from the church, pub and the village centre.

Discreetly sat with its back to Church Street, you would be forgiven for not realising that this seemingly modest looking property is actually much larger than it suggests from the outside.

Not only does it provide a home with history and bags of personality, there is flexibility to the accommodation to suit a variety of family needs but also offers an enviable garden size to expand into, that's not visible from the road.

Made up of half of what was originally the 'Bothy' or gardeners accommodation for the workers of the Manor House estate, at some point the original building was converted into four separate gardeners cottages, with the upstairs, we understand, being used as living accommodation whilst the downstairs accommodated the tools and the cooking areas.

The four cottages were eventually converted into the two semi-detached properties that we know today, of which, this charming place, is one!

The current owners have been here now for 20 years and were initially drawn to the lovely 'cottagey' feel to the place. It was a perfect village setting for family life, being close to the village school, pub and shops.

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This home is full of character and interesting traditional features, yet the current owners have married this with eco-friendly sustainability. There are solar panels that provide both electricity and hot water, water collection tanks and an Electric Car charging point.

Upstairs there are some lovely features and exposed beams throughout, and the three double bedrooms are served by a family bathroom with walk in shower.

Our favourite room has always been the kitchen as its the hub of the house perfect for family meals as well as for the dinner parties where we never left the dining table.

Theres a gorgeous sitting room with exposed floorboards that comfortably provides space for three sofas currently, so theres plenty of room for everyone. The windows and French doors overlook and lead into the garden and patio area so are a lovely feature for those summer nights. In contrast, the cosy woodburning stove is perfect to snuggle around for those cooler evenings.

An inner hallway that leads from the kitchen will take you to the stairs to the first floor landing and to an extension that was added to the property in around 2009.

This area, which benefits from underfloor heating, has created a second reception room that is currently used as an office and hobbies room, but due to its proximity to the adjacent wet room, this could also double up as a ground floor bedroom with effectively its own ensuite facilities.

Its a really useful room, whether you use it as a playroom, den or bedroom and is given a little more character due to its quirky shape. One feature I particularly like, is the porthole style window, which is a nod to the owners previous life living on a narrow boat!

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The entrance to the house is gained via the rear of the property, where there is a useful utility/ boot room area. Ideal for bringing in and hosing down muddy kids and dogs!

Outside there is gate way from Church Street providing vehicular access to the driveway and patio area. There is hardstanding here currently for 2-3 cars, but this could easily be extended.

The garden is a great space with mature trees, a pond, a greenhouse and a wooded area to the rear where there is a shed and a chicken coop. Its fair to say that it could use a bit of attention now, but according to various sources it is reportedly between a 1/4-1/3 of an acre in total. We measured from the fencing near the drive to a midpoint at the bottom (not quite the longest) and that was approximately 135ft, to give you a bit of an idea.

There have been some special memories made here. The current owners had their wedding reception in a big marquee in the garden, and whilst they have had chickens in the garden since living here, they also had two miniature Shetland ponies as pets in the garden for a while! That should keep the grass mowing down to a minimum!

We have made jam from our own soft fruit area of the garden for many years and ate fruit and vegetables from the kitchen garden. Weve also made lots of cider and apple vinegar from the apple trees and beer from the hops growing up the front of the house in summer. We believe that the apple trees in the garden date back to when the houses were each part of the bothy.

Theres certainly the space here to create more parking, garaging or recreational buildings as well as the opportunity to create a more self-sufficient lifestyle.

If youre unfamiliar with the village, Clifton is roughly 2 miles Northeast of Rugby near the

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Northamptonshire, Leicestershire, and Warwickshire borders. Its ideal for the commuter with the M6, M1, A5 & A14 all nearby and Rugby railway station which is just a short distance away, allows the commuter to get to Euston in less than 58 minutes.

There is a safe and friendly community feel to Clifton. A perfect place to live independently or to raise a family; Being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line.

The village itself has an excellent village store (the cakes and scotch eggs are amazing!) a pub, caf, church, hairdresser, and beautician as well as a sports physio.

One of the biggest draws to Clifton is the village primary school with its onsite play group, which has always been hugely popular with parents of younger children.

There is also a recreational ground with recently revamped play area for the little ones and tennis courts accessible from South Road.

The Townsend Memorial Village Hall hosts many activities including mother and baby groups, fitness activities and the very popular 'Tuesday Teas!'

This really is a lovely home and a wonderful opportunity to live in this very popular and thriving village. So, if you would like more information or would like to come and have a look for yourself, please give Clare and the friendly team at Campbells a call, and well be happy to help you further.

TENURE: Freehold

COUNCIL TAX: B

EPC: C

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The approximate measurements for this property are as follows:

## GROUND FLOOR

### SITTING ROOM

16'2" x 16' (4.92m x 4.88m)

### BREAKFAST KITCHEN

15'10" x 13'3" (4.83m x 4.05m)

### WET ROOM

5'10" x 4'10" (1.77m x 1.48m)

### OFFICE / SNUG / BEDROOM FOUR

15'9" max x 10'11" max (4.81m max x 3.32m max)

### ENTRANCE/UTILITY ROOM

2.91m (9'6") x 2.33m (7'8")

## FIRST FLOOR

### BEDROOM ONE

16'8" x 8'2" (5.08m x 2.48m) plus 3'4" x 3'4" (1.01m x 1.01m)

### BEDROOM TWO

12'8" x 7'11" (3.87m x 2.41m) plus 3'4" x 3'4" (1.01m x 1.01m)

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## BEDROOM THREE

11'4" x 9'6" max (3.46m x 2.89m max) plus 3'4" x 3'4" (1.01m x 1.01m)

## BATHROOM

6'8" max x 5'8" (2.03m x 1.73m) plus 3'4" x 3'4" (1.01m x 1.01m)

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