



Connells

Lilbourne Furze Cottage Watling Street
Clifton Upon Dunsmore RUGBY



Property Description

STUNNING COUNTRYSIDE VIEWS

Discover this beautifully refurbished four-bedroom semi-detached home, perfectly positioned with breathtaking field views to the rear. Set in an idyllic countryside location, the property has been modernised to an exceptional standard throughout, offering both style and comfort.

The ground floor features a welcoming entrance porch, snug, elegant lounge, private study, modern kitchen, charming breakfast room, and a practical utility area. Upstairs, you'll find four well-appointed bedrooms, including a luxurious principal suite with en suite shower room and dressing area, along with a stylish family bathroom.

Outside, the home boasts a generous driveway and a front garden, with gated side access leading to a beautifully landscaped rear garden complete with two sheds and an oil tank.

Located on the outskirts of the highly sought after village of Clifton upon Dunsmore, just off the A5 between the M1 and M6. The village offers a range of local shops, St Mary's Church, an outstanding Primary school and the Bull Inn public house. The village also offers a regular bus service to Rugby's town centre and Rail Station.

Entrance Porch

Bespoke wooden door, limestone flooring.

Study

13' 2" Max incl units x 8' 5" (4.01m Max incl units x 2.57m)

To front of property, engineered flooring, fitted units.

Lounge

17' 1" x 13' 4" (5.21m x 4.06m)

To rear of the property, engineered wood flooring, upvc patio doors looking out on stunning views, bespoke tv unit & cabinets.

Dining Room

10' 4" x 8' 4" (3.15m x 2.54m)

To rear, x2 skylights, dual aspect doors to garden, utility area with integrated washing machine & tumble dryer.

Snug

12' 11" x 11' 8" max (3.94m x 3.56m max)

Wood burner, engineered oak floors, upvc patio doors to front.

Kitchen

15' x 7' 9" (4.57m x 2.36m)

Wall & base units, solid oak worktop, electric oven & hob, extractor fan.

Bedroom One

10' 1" x 10' 9" (3.07m x 3.28m)

To Front, carpeted, panelled walls, dressing area with fitted storage.

En-Suite

Window to rear, large shower, w/c, sink, marble tiled.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

To front, carpeted, large wardrobe, panelled walls.

Bedroom Three

13' 5" x 7' 9" (4.09m x 2.36m)

To rear, carpeted, part panelled walls.

Bedroom Four

9' 3" x 5' 10" (2.82m x 1.78m)

Box room to side, carpeted.

Bathroom

Bath with shower, w/c, marble tiled floor, panelled feature wall, vanity unit.

Front Garden

Large driveway parking for multiple cars.

Rear Garden

Stunning field views, two sheds, oil tank, gated side access.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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25 Regent Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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