



EDWARD KNIGHT
ESTATE AGENTS

15 MAIN STREET, CLIFTON UPON DUNSMORE, WARWICKSHIRE, CV23 0BH, CV23 0BH

ASKING PRICE OF £225,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this charming and beautifully presented two-bedroom cottage, occupying a delightful position on Main Street in the heart of the highly sought-after village of Clifton-upon-Dunsmore.

Combining the character and warmth of a traditional village cottage with a stylish, modern interior, the property has been considerably improved, renovated and extended, creating an extremely attractive home that is ready to move straight into. Particular highlights include a superb dining kitchen opening directly onto the rear garden, a characterful sitting room with exposed ceiling beams and log-burning stove, two generous double bedrooms and the significant advantage of being situated within an excellent school catchment area.

The accommodation begins with a wonderfully inviting sitting room, where the cottage's original character immediately comes to the fore. Painted exposed ceiling beams, an attractive brick fireplace and log-burning stove create a cosy focal point, complemented by tasteful décor and a window overlooking the generous frontage.

An inner hallway leads through the property and incorporates useful storage together with a cleverly positioned utility/home office area beneath the staircase, making excellent use of the available space. Also on the ground floor is a well-appointed bathroom, fitted with a modern white suite including a bath with shower facilities.

To the rear is arguably the standout feature of the



home – the impressive dining kitchen. Extending to approximately 11'11" x 10'1", this bright and contemporary space has been fitted with an extensive range of sleek units, contrasting work surfaces and integrated appliances, with plenty of room for a dining table. Bi-folding doors open directly onto the rear garden, providing an excellent connection between the house and outside space and making this a particularly enjoyable room for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is a particularly generous room at approximately 11'11" x 9'10", enjoying an attractive outlook and useful built-in storage, while bedroom two measures approximately 9'6" x 9'1" and again provides comfortable double-bedroom proportions.

Outside, the property enjoys an unusually generous frontage for a cottage of this style, creating an attractive approach from Main Street. To the rear is an enclosed, low-maintenance garden, predominantly paved to provide plenty of space for outdoor seating, dining and entertaining.

This is a lovely example of a traditional Clifton-upon-Dunsmore cottage that has been thoughtfully updated for modern living without losing its character. With its attractive village setting, excellent local schooling, two double bedrooms and superb kitchen/dining space, 15 Main Street would make an excellent first home, downsizing purchase or character village



property. The property has the added benefit of being offered for sale with no onward chain.

LOCATION

Clifton-upon-Dunsmore is one of the area's most popular and well-regarded villages, offering an appealing combination of village life and excellent accessibility. The village provides a range of local amenities, including a primary school, village shop and public house, while the surrounding area offers attractive countryside and walks.





The property is particularly well positioned for families seeking access to the excellent local schooling available in Clifton and Rugby, with a broad choice of highly regarded state, grammar and independent schools in the wider area, including Rugby High School, Lawrence Sheriff School, Bilton Grange, Princethorpe College and Rugby School.

Nearby Rugby provides a comprehensive range of shopping, leisure and recreational facilities together with its mainline railway station, offering fast commuter links to London Euston and Birmingham. The M1, M6, M45 and wider motorway network are also readily accessible, making Clifton-upon-Dunsmore particularly convenient for commuters while retaining its attractive village character.

LIVING ROOM

12' 1" x 9' (3.68m x 2.74m)

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 1" (3.38m x 3.07m)

UTILITY ROOM

5' 9" x 2' 1" (1.75m x 0.64m)

BATHROOM

6' 2" x 5' 8" (1.88m x 1.73m)

MASTER BEDROOM

11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM TWO

9' 1" x 9' 6" (2.77m x 2.9m)

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 £24 including VAT per purchaser 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.

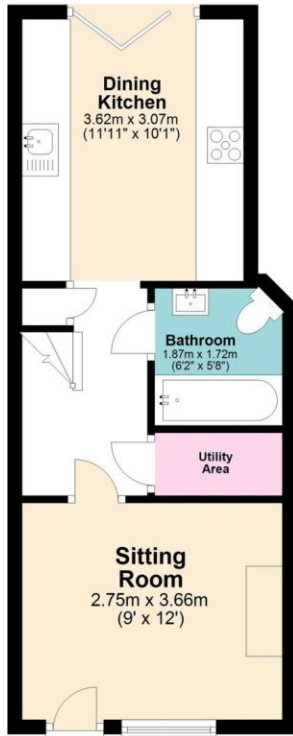
Property Information Disclaimer

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.

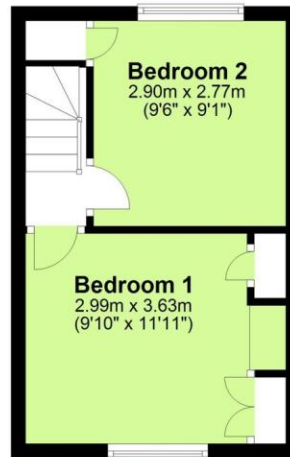
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

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.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		