



**EDWARD KNIGHT**  
ESTATE AGENTS

52 SOUTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BZ

£395,000





## PROPERTY SUMMARY

Edward Knight are proud to present a rare and exciting opportunity to acquire a three-bedroom detached residence, occupying a generous and highly desirable plot, offering exceptional potential for extension and redevelopment (subject to the necessary planning consents). The property enjoys stunning, uninterrupted views over open countryside and agricultural land to the rear, providing a truly peaceful and picturesque setting.

This fantastic home presents an ideal project for builders, developers, or growing families seeking the opportunity to create a bespoke, modern detached dwelling tailored to their own specifications. Offered to the market with no onward chain, this is a superb opportunity not to be missed by both owner-occupiers and investors alike.

The existing accommodation, which would benefit from modernisation, briefly comprises an entrance hall, a bright and spacious living room featuring a bay window overlooking the attractive front garden and tree-lined street beyond, a separate dining room with sliding doors opening into the rear conservatory, and a kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a substantial and well-maintained front garden, a driveway providing off-road parking, and a single detached garage. To the rear is a private, predominantly lawned garden bordered by mature hedges,



shrubs, and trees. The garden benefits from a southerly aspect, enjoying an abundance of natural sunlight throughout the day, alongside tranquil and far-reaching countryside views.

Subject to the relevant permissions, the property offers significant scope to be transformed into an impressive four or five-bedroom detached home, with potential for integrated garaging, expansive open-plan living spaces, and bi-folding doors creating a seamless indoor-outdoor lifestyle-ideal for modern family living and entertaining.







## LOCATION

Clifton-upon-Dunsmore is a popular well-regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.

South Road, Clifton Upon Dunsmore, Rugby, CV23



Approximate Area = 1121 sq ft / 104.1 sq m  
Garage = 196 sq ft / 18.2 sq m  
Outbuilding = 40 sq ft / 3.7 sq m  
Total = 1357 sq ft / 126 sq m  
For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |