



EDWARD KNIGHT
ESTATE AGENTS

26 STATION ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BT

£485,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this outstanding three-bedroom detached bungalow, offering beautifully appointed accommodation that has been extensively remodelled and finished to an exceptional standard by the current owners. Combining elegant contemporary styling with thoughtfully designed living spaces, this remarkable home is ready to move straight into.

Occupying a desirable position within the highly regarded village of Clifton upon Dunsmore approximately two miles east of Rugby, the property enjoys the perfect balance of village living and everyday convenience. The village offers an excellent range of local amenities, including a parade of shops, well-regarded schooling, and the ever-popular Bull Inn public house, while Rugby provides excellent transport links, including direct rail services to London.

The accommodation is introduced via a welcoming entrance hall which has a loft hatch with pull down ladder leading to substantial roof space which would make be ideal for conversion to a fourth bedroom (subject to planning permissions), where the original parquet flooring immediately sets the tone for the quality and character found throughout the home. At the heart of the property is a stunning vaulted kitchen/breakfast room, beautifully fitted with an extensive range of contemporary units, integrated appliances, quality Karndean flooring and ample space for informal dining. A separate utility room provides additional practicality, while elegant double glass/ oak sliding doors open into the impressive lounge/dining room, creating a



wonderful flow between the principal living spaces. Flooded with natural light, this generous reception room provides the perfect setting for both everyday family life and entertaining, with double doors opening directly onto the rear garden.

The spacious principal bedroom benefits from a luxurious refitted en-suite shower room featuring a contemporary rainfall shower and high-quality sanitary ware. The guest bedroom also enjoys the convenience of its own en-suite, making it ideal for visiting family and friends. Bedroom three is equally impressive, boasting a vaulted ceiling with velux window offering a versatile space that could equally serve as a home office or hobby room.

The accommodation is completed by an exquisite family bathroom, beautifully appointed with a contemporary freestanding bath, floor-mounted tap with handheld shower attachment, vanity wash hand basin and WC, creating a luxurious spa-inspired retreat.

Outside, the property continues to impress. A substantial gravel driveway provides ample off-road parking for several vehicles and enhances the attractive kerb appeal. The rear garden has been thoughtfully landscaped to create a series of inviting outdoor spaces, ideal for both relaxation and entertaining. A variety of paved seating areas provide the perfect setting for alfresco dining, while a covered hot tub area offers year-round enjoyment. The remainder of the garden is predominantly laid to lawn, complemented by beautifully stocked raised beds

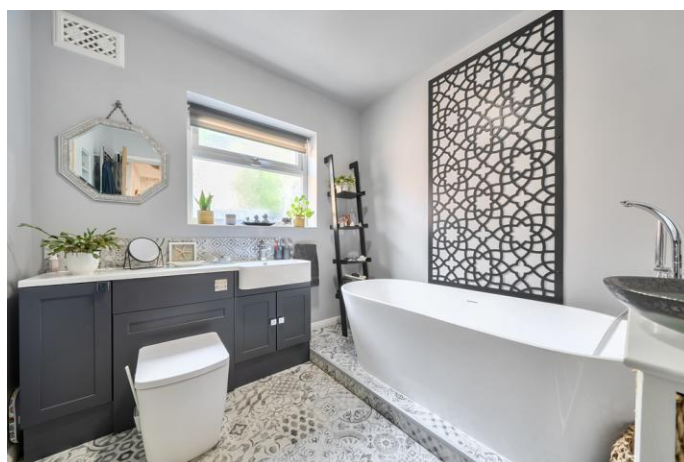
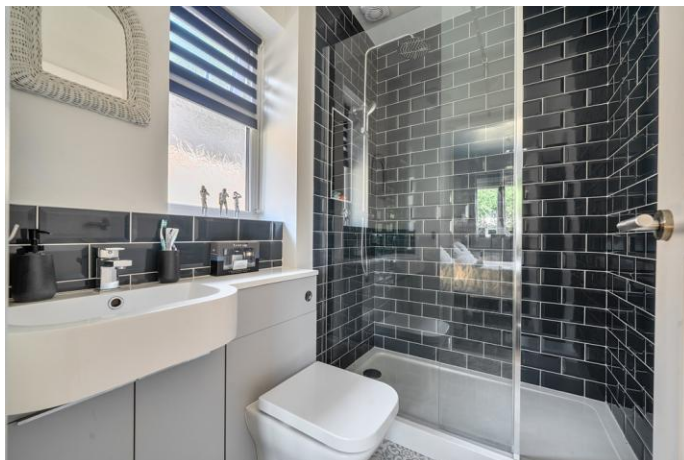


and mature borders filled with an attractive selection of established shrubs and perennial planting and there is a variety of paved and decked seating areas ideal for alfresco dining.

Finished to an exceptional standard throughout and occupying one of the area's most desirable village locations, this truly superb bungalow represents a rare opportunity to acquire a home of outstanding quality. Early viewing is strongly recommended to fully appreciate the space, specification and lifestyle this exceptional property







has to offer.

LOCATION

Clifton-upon-Dunsmore is a highly desirable village located on the eastern edge of Rugby, Warwickshire, offering an attractive blend of countryside charm and modern convenience. The village benefits from a strong sense of community and an excellent range of local amenities, making it particularly popular with families.

A key feature of the village is Clifton-upon-Dunsmore CofE Primary School, which is highly regarded and has been rated Outstanding by Ofsted. The village also boasts excellent recreational facilities, including the spacious Clifton Playing Fields, which provide children's play areas, sports pitches and well-maintained tennis courts, creating a focal point for outdoor leisure and community activities.

Rugby town centre is approximately 2 miles away, offering a comprehensive range of shopping, dining and leisure facilities. For commuters, Rugby railway station provides regular direct services to London Euston, Birmingham and other major destinations, while the nearby M1, M6 and A5 road networks ensure excellent connectivity across the Midlands and beyond. Combining village character, outstanding local amenities and superb transport links, Clifton-upon-Dunsmore remains one of the most sought-after locations in the Rugby area.

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.

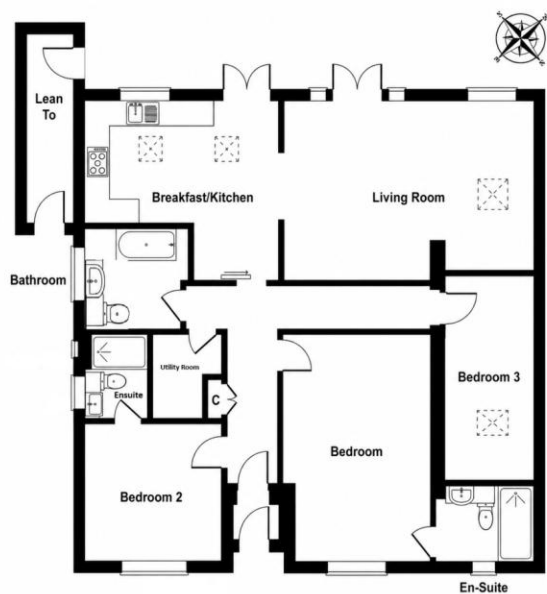
To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		