



01788 220162



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2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Clifton Upon Dunsmore*



5 Bedrooms | 2 Bathrooms | 4 Reception Rooms | Double Garage



## NEWTON MANOR COTTAGE

NEWTON LANE CV23 0DW

- ✓ 15ft Sq. Conservatory/ Entertaining Room
- ✓ Surrounded by Farm Land
- ✓ Great sized Utility Room
- ✓ BBQ Hut - A great Den to Entertain
- ✓ Contemporary Kitchen Dining Room
- ✓ Two Double Garage
- ✓ Five Bedroom Detached Property
- ✓ Bathroom and Shower Room
- ✓ Four Reception Rooms



**This is a fun house! The focus has definitely been on creating spaces for entertaining and enjoying time with friends and family.**

This Five Bedroom Detached Property for sale near Newton has so much space to offer both inside and out. Having been in the family since 1977, it was believed to have been bought at the time as two Victorian cottages. Needless to say, it has undergone an enormous transformation over the years to give us the substantial property we see now. The sociable Kitchen Dining room is well equipped and has Bi folding doors so you can freely between the house and garden. The Conservatory, you can see is set up for entertaining and partying and has been improved with the addition of a solid roof in the last couple of years, making it a perfect all year-round room. There are two sitting rooms, great for relaxing and both with fires for cosy evenings in. To the front of the property, there is an entrance door and another reception room which is quite underused at the moment. It has a spiral staircase (one of two staircases to the property) leading to the first floor. I could be an office or treatment room if you're working from home, or a playroom, gym, or additional sitting room for the family. The possibilities are endless! Due to the amount of space here, it could be ideal for a multi-generational family or to adapt to the needs of a disabled family member. A downstairs toilet and an enormous utility room could easily aid this process.

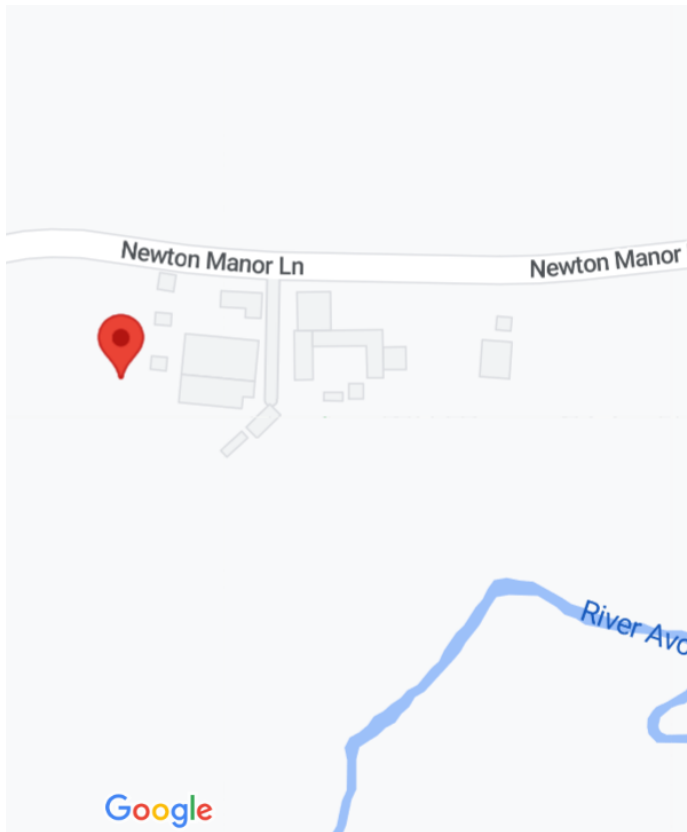
To the first floor there are the five bedrooms, the smallest, although has long dimensions does have sloping ceilings so has limited head height in part. It still makes a good single bedroom or an alternative place for an office. Leading from the main bedroom, the corridor has been fitted out with a range of built-in wardrobes and allows access across the full length of the first floor. As I mentioned there are two staircases serving each end of the house, so the top could be divided if required. The main Bathroom has a Victorian Style theme to it and is bright and roomy with both a separate shower cubicle as well as a roll top, claw footed bath – perfect to relax in. There is an additional shower room to conveniently serve bedrooms 4 and 5. The outside space is great!! There is an excellent gravelled parking area with space for many vehicles. There are two double garages – ideal for storage, accommodating someone hobbies or maybe for the car enthusiasts. The 'BBQ Hut' looks like a little Hobbit house but it's a bit of a tartis inside. What a great place to hang out and have a laugh with your friends!! The garden is private and peaceful – In fact, it's one of the things that the current owners are going to miss most about it. But it's time for them to move on now and let a new family come in and make it their own and enjoy it as much as they have over the many years.



# LOCATION

This lovely property is surrounded by countryside and is situated close to the Warwickshire, Northamptonshire, and Leicestershire borders, approximately 3 miles to the Northeast of Rugby. It's ideal for the commuter having the A5, M1, M6 and A14 all close by.

Furthermore, Rugby Railway Station is just a few minutes' drive away and can get you into Euston in less than 58 minutes. Local amenities and school catchments nearby.



Council Tax: D

EPC: E

The house is full of character, and we aren't just talking about the decor.

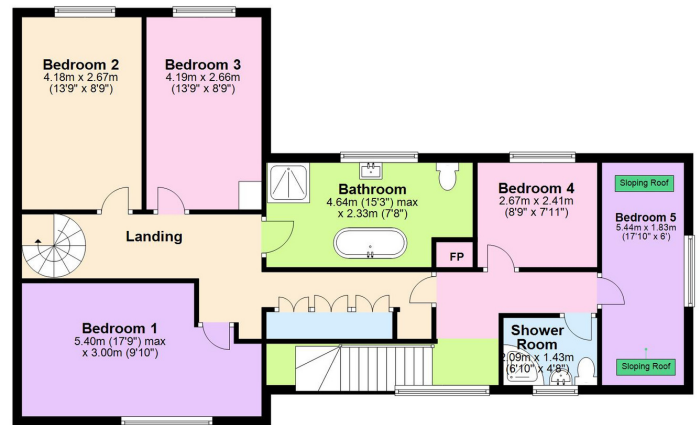
This quirky property has fantastic space and is extremely versatile with its layout - offering endless possibilities.



Ground Floor



First Floor



## LOCAL PROPERTY EXPERT CLARE BONWICK



☎ 01788 220162

📞 07799 072756

✉ [clare@campbell-online.co.uk](mailto:clare@campbell-online.co.uk) **Julia about Clare and our Rugby team**

I was encouraged to use Campbells by a friend and neighbour who had moved the previous year. Clare did not disappoint and was only a phone call away when I needed advice or some reassurance. I would think most house sales and purchases have a few sticky moments and mine was no exception! A big thank you to Clare for remaining calm and positive during a very stressful few weeks. I am now happily settled in my new home and love it – but without Clare it may not have happened"

**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.