



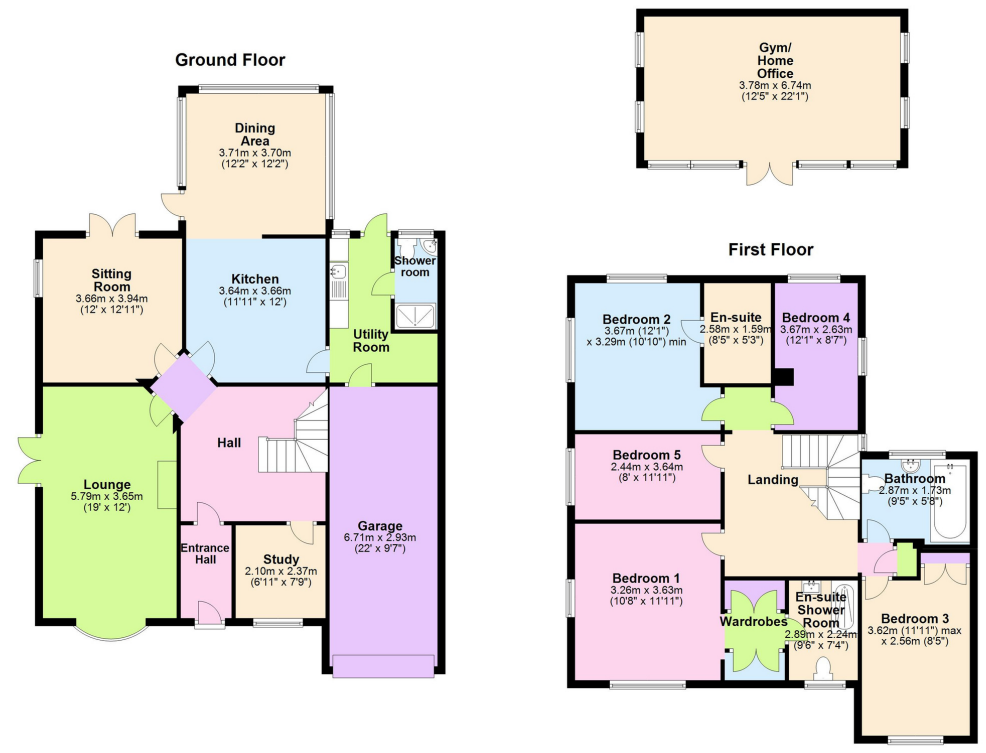
 01788 220162
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campbells

of Clifton Upon Dunsmore



5 Bedrooms | 4 Bathrooms | 4 Reception Rooms | Garage



LOCAL PROPERTY EXPERT CLARE BONWICK



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"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..."

Julia about Clare and our Rugby team.



33 NORTH ROAD

CLIFTON UPON DUNSMORE CV23 0BN

-  Desirable and Friendly Village Location
-  Garden Room, Gym or Office Space
-  Large Rear Garden with Field Views
-  Five Bedroom Detached Property
-  Outstanding Primary Catchment Area
-  Two En-suite Shower Rooms
-  Ground Floor Office Space
-  Lounge with Wood Burner
-  Playroom or Sitting room

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.



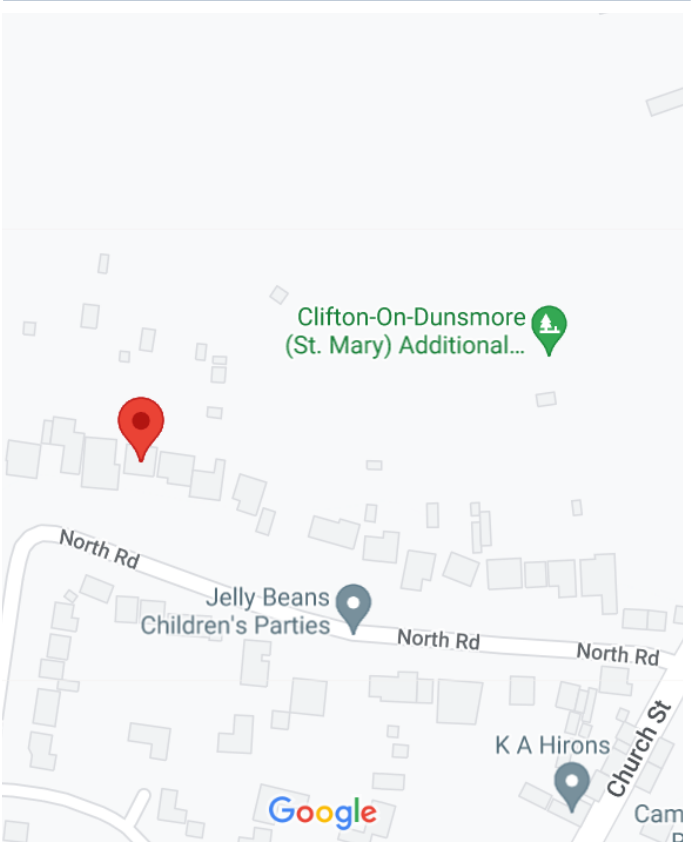
Being on the outskirts of the village, you have the feeling of countryside all around you, yet you have all the amenities you need nearby or within a short drive.

This five bedroom detached property for sale in Clifton-upon-Dunsmore is located within one of the villages most highly regarded locations. This is an imposing looking property on a wonderful plot. The property sits well back from the road and the large frontage provides both garden space and parking for many cars with the owners having also installed two electric car charging points. On entering the property, a welcoming and bright entrance hall with its beautifully tiled floor and cheerful mural greets you, and from here the rest of the accommodation leads off. The lounge and sitting room both have an original and renovated parquet floor which provides a lovely feature to both rooms. The lounge is bright with a quirky window seat to sit and enjoy the sunny aspect of this room and a cosy wood burner is the perfect addition as those Autumnal evenings creep in. As well as the smaller office space to the front of the house, the sitting room is also currently used as an office but has previously been used as a great playroom allowing easy access to the garden through French doors. It's fair to say that the kitchen has had very little done to it over the years, but actually, this gives the new owner the perfect opportunity to really stamp their own mark on this property.

Being adjacent to the dining area, if you want a more open plan feel, the obvious thing to do would be to open it up more, but many of the neighbouring properties have created full width single storey extensions which would undoubtedly give you many more options to really make this house sing and open up the back of the house to the garden. A utility room and ground floor shower room lead off the kitchen and a rear personnel door leads from here into the back of the garage, which is a generous 22' long. To the first floor there is a wonderful landing space. There are 5 double bedrooms, two with en-suite shower rooms, both of these as well as the bathroom have all been recently upgraded. "We've come to love the breath-taking sunsets that can be seen from the upstairs bedrooms. We end almost every day by walking upstairs and taking in this spectacular view." The outside space is great too!" With a glorious (and secure for the doggies) 100m approx. rear garden with fields behind, this really is the perfect place to relax. The 22' Garden Room (Gym/Office space) with its underfloor heating makes a wonderful space to work, rest or play. The sky is the limit as to what you might use this for! Could you imagine yourselves living here?

LOCATION

Clifton is roughly 2 miles Northeast of Rugby near the Northamptonshire, Leicestershire, and Warwickshire border. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get to Euston in less than 58 minutes. Clifton has a safe and friendly community feel to it. A perfect place to raise a family; Being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line. The village itself has an excellent village store, a pub, café, church, hairdressers, and beauticians as well as a sports physio and brownie shop. There is also a recreational ground with play area for the little ones and tennis courts accessible from South Road. However, one of the biggest draws to Clifton is for its 'Outstanding' village primary school, with onsite play group. It's always been hugely popular with parents of younger children.



Council Tax: F

EPC: TBC

"We absolutely fell in love with the garden when we first saw the house. We've done a lot to improve on it, creating beds, building the gym/office, a shed and even veggie patches. It's a space that puts a smile on your face each time you look out of the window and walk outside, and how can you not love the seclusion of the fields at the end of the garden?"

