



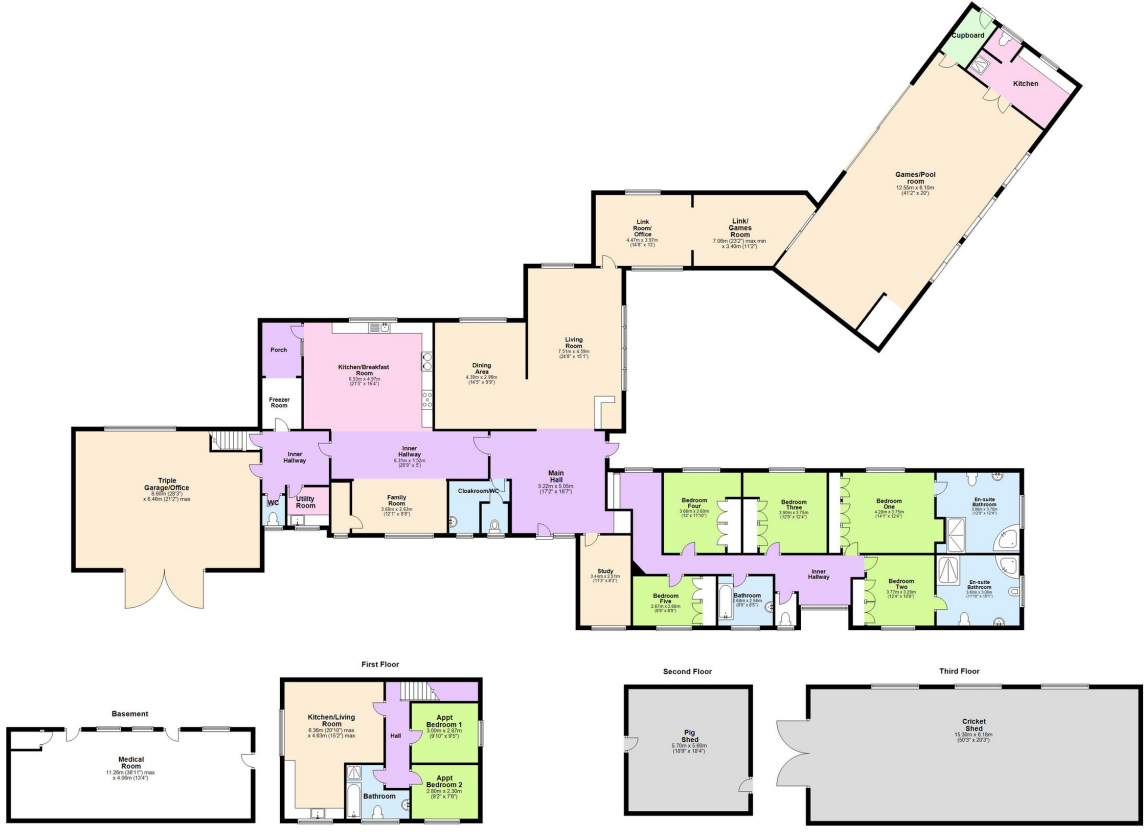
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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Clifton Upon Dunsmore*










5 Bedrooms | 3 Bathrooms | 6 Reception Rooms | Triple Garage



## MERANTI LODGE

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### LOCAL PROPERTY EXPERT CLARE BONWICK



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"I chose Campbells from a leaflet that came through my door. I'm so glad I did as Clare and the team were extremely friendly and very helpful guiding me through the process. As a first time seller they made me feel at ease with this very daunting process. Nothing was too much trouble and Clare was only too willing to answer any questions I had, I just had to pick up the phone. Campbells are very good value for money and I would recommend them to anyone."

**Marianne about Clare our Rugby team.**

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.



**This iconic and unique five bedroom detached property for sale in Clifton upon Dunsmore is the epitome of mid-century design.**

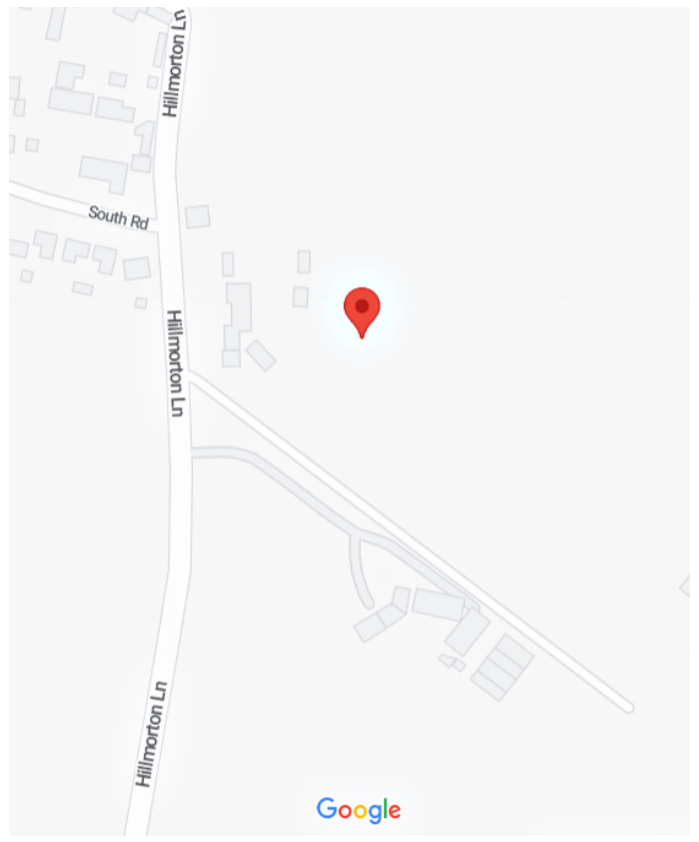
Built in 1961 and predominantly single storey with split levels throughout, this home sits on what we believe is approx. 1.2 acres and is discreetly nestled behind the trees, away from prying eyes, giving no indication as to the extent of what lies behind the façade. 'Meranti Lodge', named after the Malaysian red hard wood, which festoons the majority of the rooms in this home, was a bespoke design of the previous generation of the family that live here today. Meranti Lodge is perfect as a multi-generational family home, just as it is used now. The two-bedroom apartment sits above what was designed as a triple garage block that is currently used as office space. It serves as an excellent retreat for the teenagers of the family. The house is vast, but what the family love most about it, is they can all be away in their respective areas without getting under each other's feet, but they all enjoy coming together in the kitchen and family room area. With its cosy Aga, it really is the hub of the house where they get to spend family time. In addition, there are three fantastic sized outbuildings of various constructions which could pretty much serve the needs for many of our business or personal needs.

The original 'lady of the house' was a big fan of cruise ship holidays, and so the story goes, the lounge, with its very iconic corner bar and atrium ceiling - which to be honest, just makes you want to sit down and have a cocktail, was based on the 'saloon' of the ships that she'd stayed on. There really is nothing I can say here that will prepare you for what you will see when you come to see this fabulous home - can you tell I'm a bit of a fan! The pool was decommissioned some years ago. A building was initially constructed to enclose it, then a couple of addition rooms were added leading from the lounge to link it to the main house. The 'pool room' with its own kitchen and shower, has become a great recreational space, but guess what - the pool is still there, just covered over until someone wants to recommission it. This house excites me. Sure, it would probably be more cost effective to flatten it and start from scratch, however that would be a tragedy! You can feel the passion that went into designing it, and I for one would love to see it restored, updated, and brought back to its former glory. This house has the potential to be great once again. certainly one we would love to revisit.



**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 are allotments near by - the vendor of this house was a big fan of 'growing his own!' Clifton is also very popular for its 'Outstanding' village primary school and in addition there is also a recreational ground with play area and tennis courts accessible from South Road.



Council Tax: H

EPC: TBC

"This must have been so cutting edge for its time - with no expense spared. Seriously - Wow!! The workmanship and the attention to detail must have been off the scale at the time this was built, and the outside pool would have just added to the sheer decadence of this project. As a girl, with a keen interest in property growing up in this village, 'Meranti Lodge' has always been the most intriguing of properties to me - one I have always longed to see inside. I was thrilled to be invited to help them with their journey, but I really was not prepared for just how big this place is! Sure, it's in need of updating but this really could be the 'Grand design' project that you've always longed for".