



 01788 220162
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

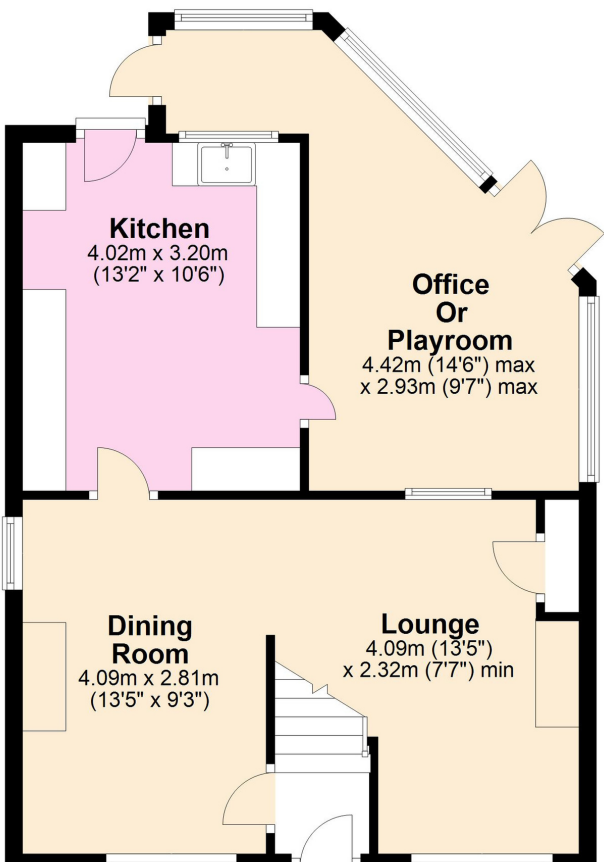
campbells

of Clifton Upon Dunsmore

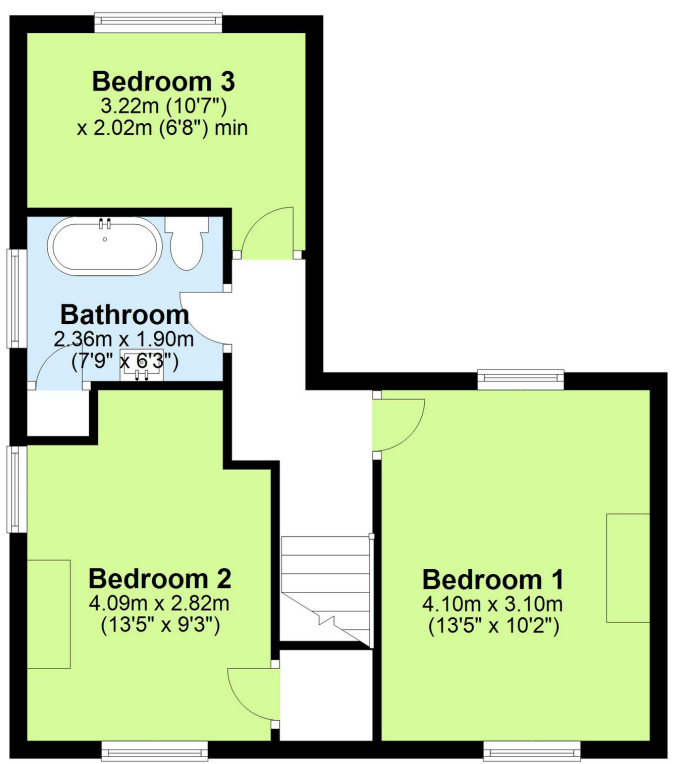


3 Bedrooms | 1 Bathroom | 3 Reception Rooms | Off Road Parking

Ground Floor












First Floor



THE WOODLANDS

CLIFTON-UPON-DUNSMORE, CV23 0BS

-  Beautiful Detached Victorian Cottage
-  Many Traditional Character Features
-  Very Popular Village Location
-  Refitted Kitchen with Belfast Sink
-  Cosy Open Fireplace to Lounge
-  Three Good sized Bedrooms
-  Further Office or Playroom
-  South Facing Garden
-  Parking for Two Cars

LOCAL PROPERTY EXPERT CLARE BONWICK



 01788 220162

 07799 072756

 clare@campbell-online.co.uk

"Campbells have looked after us from the very start until the very end. Clare has been amazing and as a result, I'm now glad to call her a friend! Her attention to detail, ethos & professional high standards are second to none. I am so very grateful to her and Campbells for an outstanding service. Thank you and thank you to the one and only Clare."

NAME: Ben (Newton)
ABOUT: Clare

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 gorgeous three bedroom detached cottage, is believed to date back to around the 1880's and has a wealth of stunning traditional features throughout.

This beautiful cottage always reminds me of the one in the movie 'The Holiday.' It is full of charm and offers a wealth of character features, from the beams to the ceiling to the wonderful open fire in the lounge, perfect to snuggle around this time of year. It really is the 'roses round the door' type of cottage. Simply charming! "The Woodlands has been our home for the last 6 years. We have been so proud to be the current custodians, whilst growing our little family. Think character, think open fires on a cold wintery evening, curled up watching a movie and you will start to get a feel of why selling this property is one of the hardest decisions we have had to make." The Lounge and Dining room are to the front of the cottage and are divided by the rise of the stairs. The Lounge has a wonderful open fireplace and the dining room has a charming old range as its focal point. "We love the fact that we can literally step outside our front door and we are right in the middle of the countryside, able to take beautiful walks at dawn and sunset. It's the perfect location." The lovely kitchen has been refitted within the last couple of years and has a stable door leading to the rear garden. There's also a useful little utility area next to it that can also be accessed from the garden.

An additional third reception room, which is completely glazed to one side, is currently used as an office and play area. It could also make a lovely garden room and has double doors that lead into the garden from here. To the first floor there are three good sized bedrooms, and a bathroom with a Victorian style suite including a claw foot bath and shower. "I love that our house is a home for all seasons. It's so warm and cosy on these cold winter nights yet stays lovely and cool in the summer. The gorgeous pink roses are so welcoming in spring - I look forward to seeing them on my drive home. The south facing garden is perfect to enjoy in the warmer months and autumn nights in the hot tub here have given us memories to treasure. It will be so hard to leave!!!" There is a driveway to the side of the cottage which allows parking for two cars and has a pedestrian gate leading to the private rear garden. "It is time for us to start some new adventures with our little one as we move closer to family. We can't wait to welcome the next family so that they can make this property their home." This really is a lovely home, and I can't wait to show you around.



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 its 'Outstanding' village primary school, with onsite play group which has always been hugely popular with parents of younger children.



Council Tax: Band E EPC: Rating: E

"A real 'roses around the door' traditional English country cottage... utterly charming"