Lilbourne Road, Clifton Upon Dunsmore, Rugby

Guide Price £700,000

An impressive detached family home situated on the outskirts of Clifton Upon Dunsmore set in approximately 1 acre. The property has been in the same family for over 50 years and is set in mature grounds with outstanding views across open farmland. The property offers a fantastic opportunity for further scope for improvement / Extensions The accommodation is set over two floors and briefly comprises of Dining Hall, Lounge, Sitting Room, Breakfast Room, Kitchen, Utility Room, Cloakroom, Rear Porch, Five bedrooms, family Bathroom, Double garage with extensive gardens and Paddock. No Onward Chain.

Entrance

Dining Hall 11'10" x 11'5" (3.63 x 3.48)
Radiator. Window to front.

Living Room 24'6" x 13'9" (7.48 x 4.20)
Radiator. Window to front. French doors to rear.

Sitting Room 15'11" x 13'11" (4.87 x 4.25)
Open fireplace with attractive surround. Radiator. Window to front.

Morning Room 14'0" x 11'11" (4.27 x 3.64)
Storage cupboards. Radiator. Window to rear and side.

Kitchen 11'10" x 9'11" (3.63 x 3.03)
Range of fitted units with worktops above. Built in hob and oven. Door to rear.
Utility Room 10'7" x 8'7" (3.24 x 2.64)

First Floor Landing
Airing cupboard.

Master Bedroom 15'10" x 12'8" (4.84 x 3.88)

Bedroom Two 13'1" x 12'8" (4.01 x 3.87)
Built in wardrobe. Radiator. Window to rear.

Bedroom Three 14'3" x 12'0" (4.36 x 3.66)
Radiator. Window to front.

Bedroom Four 15'2" x 12'9" (4.64 x 3.91)
Vanity wash hand basin. Radiator. Window to front.

Bedroom Five 11'3" x 9'0" (3.44 x 2.75)
Radiator. Window to rear.

Family Bathroom 9'9" x 7'6" (2.98 x 2.31)

Outside Front.
Approached by a sweeping driveway with lawned and well stocked borders. Off road parking for several vehicles leading to a

Detached Double Garage
Up and over steel door. Power and light connected.

Rear Garden
Mature and well stocked rear garden which is laid mainly to lawn with an abundance of maturing shrubs and trees. Paved patio. Fully enclosed by timber fencing.

Summer House
Timber construction with decked terrace.

Stables.
Timber stables with concrete base. Double timber doors leading onto

Paddock
Fully fenced paddock.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

History of Clifton

Clifton-upon-Dunsmore is a village and civil parish in the Rugby borough of Warwickshire in England on the eastern outskirts of Rugby. The population taken at the 2011 census was 1,304.

The village has its origins in pre-Roman times as an agricultural settlement. Roman remains have been found in the parish, unsurprising as it is near Tripontium. Clifton is recorded in the Domesday Book as having a church dedicated to St. Mary. That church no longer exists, though the present one (of the same name) dates back to the 13th century. At the village was once Rugby Racecourse, which is still used annually for point-to-point races. The National Hunt Cup, now part of the Cheltenham Festival, was held nearby in 1862.
Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

The Gables

123.1m

Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
<th>Current</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Very energy efficient - lower running costs</td>
<td>81</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>High energy efficiency - lower running costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Medium energy efficiency - medium running costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Low energy efficiency - higher running costs</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
<th>Current</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Very environmentally friendly - lower CO2 emissions</td>
<td>78</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Medium environmentally friendly - medium CO2 emissions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Not environmentally friendly - higher CO2 emissions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

England & Wales
EU Directive 2002/91/EC

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete

platinumcollection

the

houses of distinction