



North Road, Clifton upon Dunsmore, Rugby, CV23 0BN



**GUILD HOUSE**  
Estate Agents



North Road | | CV23 0BN

Guide Price £750,000



Guild House estate agents are pleased to offer for sale this mature detached property boasting around 2500 square feet of accommodation situated in the highly sought after village of Clifton upon Dunsmore. The village itself is ideally positioned offering the best of village living with the convenience of having some excellent retail and leisure facilities on the doorstep. Also boasting easy access to the M1/M6/M69 and A14 motorway networks, a regular bus service into Rugby town centre and further benefiting from being in the catchment for the highly regarded Clifton Upon Dunsmore primary school which boasts 'outstanding' status.

This spacious detached property is like a tardis, what it offers on the inside is so unexpected from what you see on the outside! So it has to be viewed. Throughout the property every room is a surprise....well maintained but still offering prospective buyers the opportunity to maybe change the layout or the use and function of rooms. Currently the accommodation comprises: entrance hallway, cloakroom/w.c. snug, sitting room, large lounge with multi fuel stove and doors onto the garden, dining room with bespoke bar and, completing the ground floor is a spacious breakfast kitchen. Fitted with traditional shaker style units which are complimented by solid oak worktops and appliances to include dishwasher, American style fridge/freezer, built in microwave and range cooker.

Moving on to the upstairs of this spacious village home the master bedroom boasts a large walk in wardrobe and huge en suite with both a bath and separate shower enclosure. There is another double sized bedroom with en suite, two further double bedrooms and a lovely spacious family bathroom with roll top bath.

Externally the driveway and gardens wrap around the property, offering plenty of space for a children's play area, large lawn, decked seating area with pergola, as well as a paved patio perfect for outdoor entertaining, all fully enclosed by timber fencing. To the front of the property there is a double garage with electric door and ample parking for at least 6 vehicles.

This fantastic village home must be viewed to be fully appreciated.



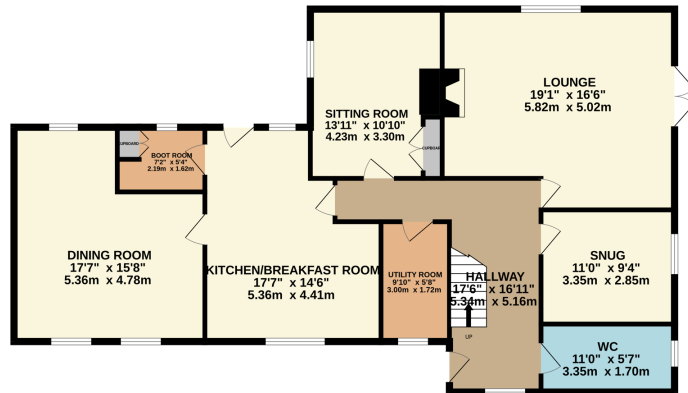


- SOUGHT AFTER VILLAGE LOCATION
- CLIFTON UPON DUNSMORE
- DETACHED PROPERTY
- APPROXIMATELY 2500 SQUARE FEET
- 4 RECEPTION ROOMS
- BREAKFAST KITCHEN WITH FITTED APPLIANCES
- UTILITY, BOOT ROOM AND CLOAKROOM/W.C
- 4 DOUBLE BEDROOMS
- 2 EN SUITES AND FAMILY BATHROOM
- WRAP AROUND GARDEN
- DOUBLE GARAGE & DRIVEWAY FOR AT LEAST 6 CARS
- EPC - TBC

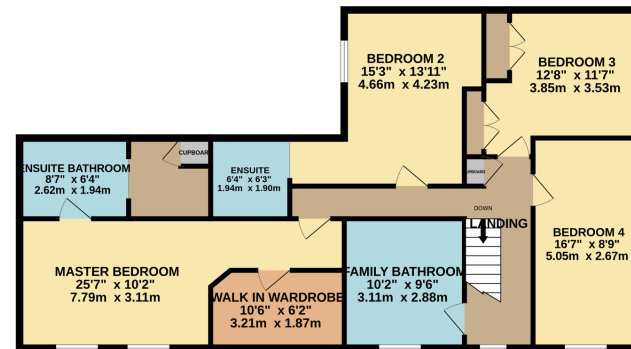




GROUND FLOOR  
1308 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.