



Ellis Brooke



26 Station Road

Clifton Upon Dunsmore, Rugby, CV23 0BT

Guide price £500,000



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Vendor Comments

"We've lived in our lovely family home in Clifton for over 17 years with our 2 sons and been extremely happy here.

Renovating and extending it to suit our family -our Roof/Loft is quite large and we had envisaged at one time creating a master suite and bathroom up there but in the end felt our floor plan and room sizes were large enough for a growing family.

Over the years we've had many BBQs, parties and family gatherings on the patio, even having a large marquee on the lawn for summer birthdays. The garden isn't overlooked & is south-west facing so is the perfect place to sit, relax and unwind & watch the beautiful sunsets.

In 2023 we reconfigured the Breakfast Kitchen Dining Room and Lounge to give it a more spacious open plan feel & added double sliding pocket doors to retain that cosy feel on a cold winters night, it has made a massive difference especially at Christmas when we hosted for 12 people.

Clifton is a lovely village to live in and raise a family but equally great for retirees like us now with a great Pub, Café bar, Shops and hair & beauty salon. There's plenty of walks in and around the village and it's only a 20 min walk to town or the train station."

Location

Clifton-upon-Dunsmore is a well-connected village in Warwickshire, offering several local amenities, including a pub, village shop, and a primary school with an outstanding Ofsted rating. The nearby town of Rugby provides a high-speed train service to London Euston in under 55 minutes and Birmingham in under 30 minutes. The village also has convenient

access to major motorway networks, including the M1 & M6,

Storm Porch

Two oak pillars. Apex roof. Courtesy lighting

Porch

Enter via oak door. Coat hanging area.

Entrance Hall

Enter via oak door with glass panels. Solid oak parquet flooring. Feature radiator bench. Doors to further accommodation. Double panel radiator. Loft hatch with pull down ladder giving access to boarded loft space which is part boarded. Storage cupboard. Impressive Sun Tube. Pocket door into:

Breakfast Kitchen

15'3" x 15'2" max (4.65m x 4.62m max)

'L-Shaped' Room narrowing from 15'2" to 9'5"

Impressive Breakfast Kitchen with beautiful Vaulted Ceiling and a range of base and eye level units and solid oak worktop. Built in 5 ring gas hob and extractor hood over. Built in oven and grill. Built in Belfast style sink with shower attachment tap. Space and plumbing for dishwasher. Space for wine fridge. Space for fridge/freezer. Built in cupboard housing boiler. Karndean flooring. uPVC window to rear elevation. uPVC French doors to rear garden. 2 Velux windows. Vertical radiator. Double pocket door into:

Lounge/Dining Room

20'2 x 14'3 max (6.15m x 4.34m max)

(narrowing to 12'11" in Lounge area)

uPVC French doors to rear garden. uPVC window to rear elevation. TV point. Two vertical radiators. Velux window.

Utility Room

4'1 x 6'7 (1.24m x 2.01m)

Space and plumbing for washing machine. Space for

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dryer. Fitted overhead cupboards and a floor standing cupboard.

Family Bathroom

7'11 x 8'1 (2.41m x 2.46m)

Enter via oak obscure glazed door. Stand alone bath with floor standing mixer tap and hand held shower. Low flush WC and wash hand basin built in to vanity unit. uPVC obscure window to side elevation. Heated towel rail. Extractor fan. Fully fitted bathroom furniture.

Bedroom One

11'11 x 17'2 (3.63m x 5.23m)

Enter via oak door. uPVC double glazed window to the front elevation. Radiator. Door into:

En Suite

7'10 x 5'7 (2.39m x 1.70m)

Double shower cubicle with dual rain effect shower head & handheld. Low flush WC and wash hand basin built in to vanity unit. Vertical radiator with attached towel rail. Recessed spotlights. Extractor fan. uPVC obscure window to the front elevation. Fully fitted shower room furniture.

Bedroom Two

Enter via oak door. uPVC double glazed window to the front elevation. Radiator. Door into:

En Suite

5'1 x 6'5 (1.55m x 1.96m)

Double shower cubicle with dual rain effect shower head and handheld. Wash hand basin and WC built into vanity unit. uPVC obscure window to side elevation. Heated towel rail. Extractor fan. Fully fitted shower room furniture.

Bedroom Three

7'2 x 15'8 (2.18m x 4.78m)

Velux window. Radiator. Double height wardrobes (with access door inside for the En-Suite plumbing). Side door access into loft.

Lean To

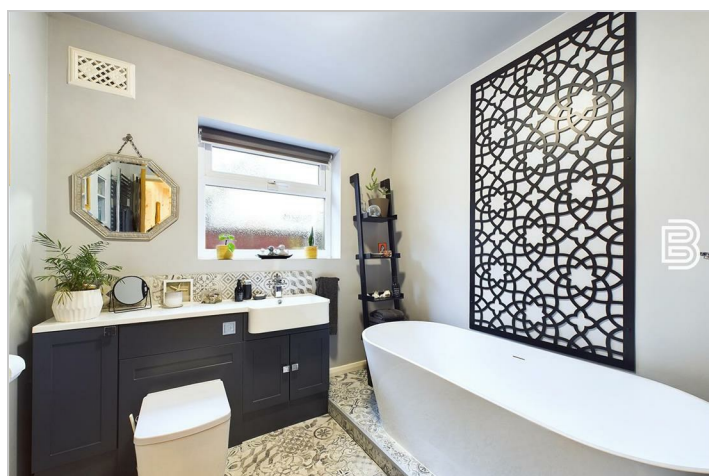
Two uPVC doors, one accessed from front driveway and the other rear garden. Light and power. Provides access to garden.

Rear Garden

Split level with a Patio area and decking area outside the rear of the property. Pergola and hot tub area. Fencing to boundaries. lower level with lawned area and further patio area. 2 outside power outlets. Gate to the rear (Rugby Road side). PIR security light.

Front & Driveway

Retained by dwarf wall to side boundaries. Parking for several vehicles. Side gate giving access to rear garden through lean-to.



Road Map



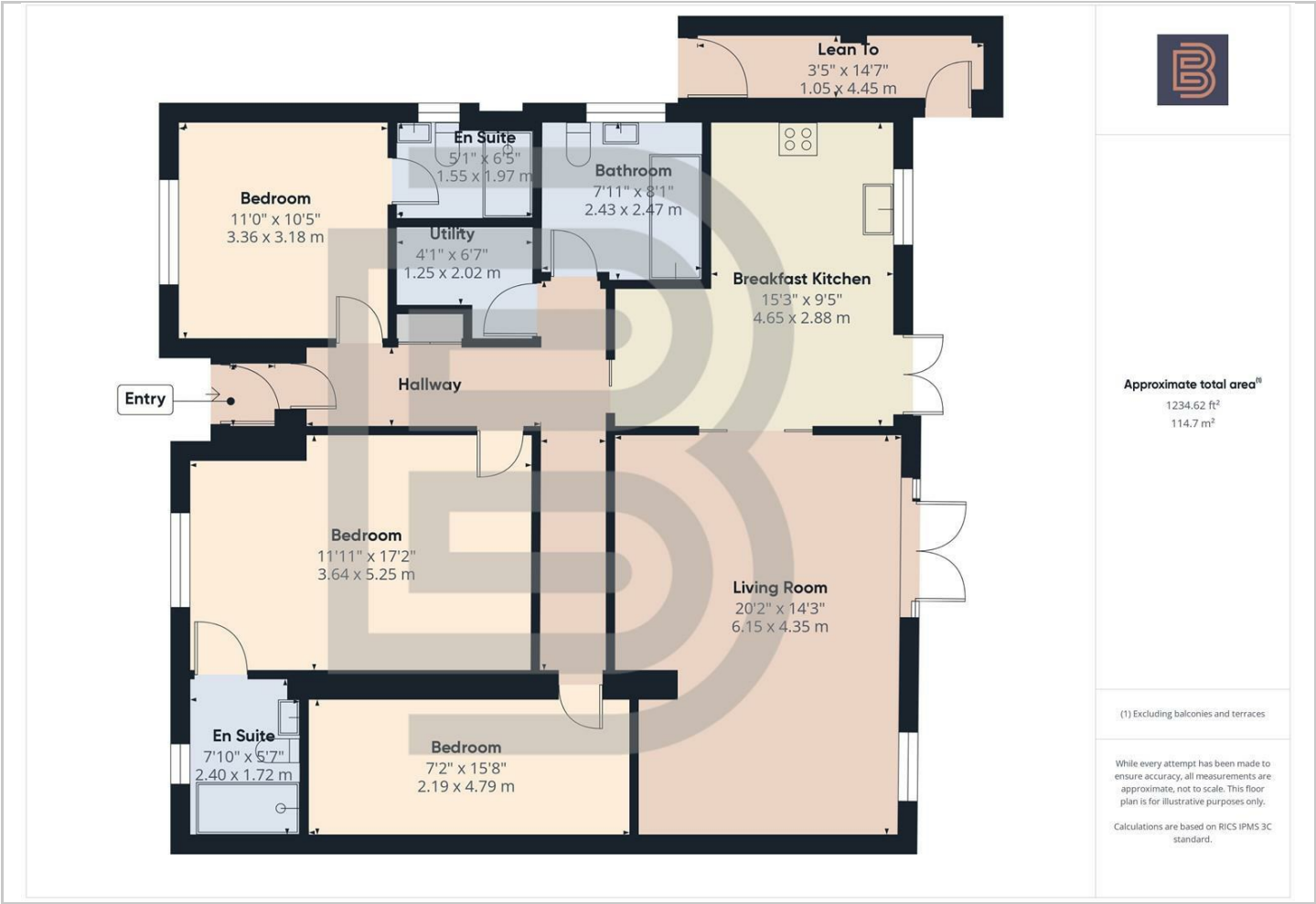
Hybrid Map



Terrain Map



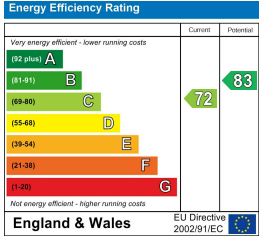
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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