



Connells

The Old Coach House The Green
Claverdon Warwick



Property Description

A beautifully presented two bedroom cottage with off road parking, situated in the picturesque village of Claverdon. On the ground floor, this lovely family home in brief comprises; private courtyard, kitchen diner with original ceiling beams and Flagstone tiled flooring, separate utility room, cloakroom and a triple aspect lounge with an exposed brick chimney breast. Upstairs, there are two light and airy double bedrooms with built in wardrobes and a separate family bathroom.

Kitchen

13' 2" x 10' 9" (4.01m x 3.28m)

A farmhouse style kitchen featuring original beams and Flagstone tiled flooring. The kitchen is fitted with a range of wall and base units with solid granite surface over and a Belfast sink. There is also a Rangemaster dual oven, built in dishwasher and fridge.

There are double glazed windows to the side and rear, a solid oak door to side leading out into the courtyard, and spotlights.

Inner Hallway

Store cupboard and carpeted flooring.

Utility Room

5' 9" x 4' 2" (1.75m x 1.27m)

Double glazed window to the side, tiled flooring and space for a washing machine and tumble dryer.

Cloakroom

Wash hand basin with storage, WC and tiled flooring.

Lounge

15' 6" x 14' 3" (4.72m x 4.34m)

A stunning triple aspect lounge featuring an original exposed brick chimney breast with a wood burner. There are three double glazed windows to the front and sides, storage cupboards, spotlights and carpeted flooring.

Landing

Double glazed window to side with lovely views of the village, original ceiling beam and carpeted flooring.

Bedroom One

15' 10" x 9' 1" (4.83m x 2.77m)

Double glazed window to front and side, three built in wardrobes and a storage cupboard, spotlights and carpeted flooring.

Bedroom Two

14' x 6' 10" plus recess (4.27m x 2.08m plus recess)

Double glazed window to side, built in wardrobes, shelves, spotlights and original beams.

Bathroom

Wash hand basin with storage, shower, WC, spotlights, heated chrome towel rail, tiled flooring, double glazed window to rear and original beams.

Rear Courtyard

A private West facing courtyard with patio and iron fence.

The Location

Claverdon is a charming semi-rural village with access to many local amenities including; a local doctors surgery, village shop, The Red Lion pub and local train station. There are also leisure facilities and a village church.

Claverdon has access to good schooling within walking distance including Claverdon Village Nursery & Pre-School and Claverdon Primary School. Henley-in-Arden School in a less than 10 minute drive away.

The location further benefits from easy access into Stratford-Upon-Avon, Birmingham, Royal Leamington Spa and the historic Warwick town.

Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars, coffee shops and of course, the famous Warwick Castle. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.









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Property Ref: WAR106802 - 0003