



3 Bed
Detached House
located at

Reddings Cottage Breach
Lane, Off Langley Road
Claverdon
Nr. Warwick
CV35 8QA


MARGETTS
ESTABLISHED 1806

Price Guide £600,000

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*** BEST AND FINAL OFFERS TO BE IN TO
AGENT - TUESDAY 25th JUNE 2024 at 12.00
noon. ***

A very rare and exciting opportunity to acquire a three bedroom DETACHED family home occupying a large plot, we believe extending to 0.89 acres or thereabouts, with lots of potential and room to extend (subject, of course, to planning permission and building regulations approval) Opportunities like this in the favoured village of Claverdon are rarely available, and much interest is therefore anticipated.

Entrance

Front door opens the:

Reception Hall

Through Lounge

13'11" x 11'6"

with windows front and rear.

Dining Room - Rear

12'5" x 10'5" max' reducing to 9'3"

with fireplace rear window and stairs storage cupboard also having window.

Kitchen

9'0" x 9'8" partly under eaves

with kitchen units, double drainer sink unit, worksurfacing and door to the

Rear Lobby

Store

Door to a brick built boiler cupboard housing oil fired central heating boiler and hot water cylinder.

Rear Lean-Too

7'4" x 6'5"

with door to the rear garden.

Bathroom

Ground floor bathroom with bath, wash hand basin and low level WC.

Stairs and Landing

Staircase from the Entrance Hall proceeds to the First Floor Landing.

Bedroom 1 - Front to Rear

13'11" x 11'5"

with windows to front and rear, double door fitted cupboard above the bulkhead.

Bedroom 2 - Front

12'5" x 9'10" maximum

window to the front and radiator and the dimensions include an under eaves storage cupboard, and further over-stairs fitted cupboard.

Bedroom 3

12'7" partly under eaves by 6'4".

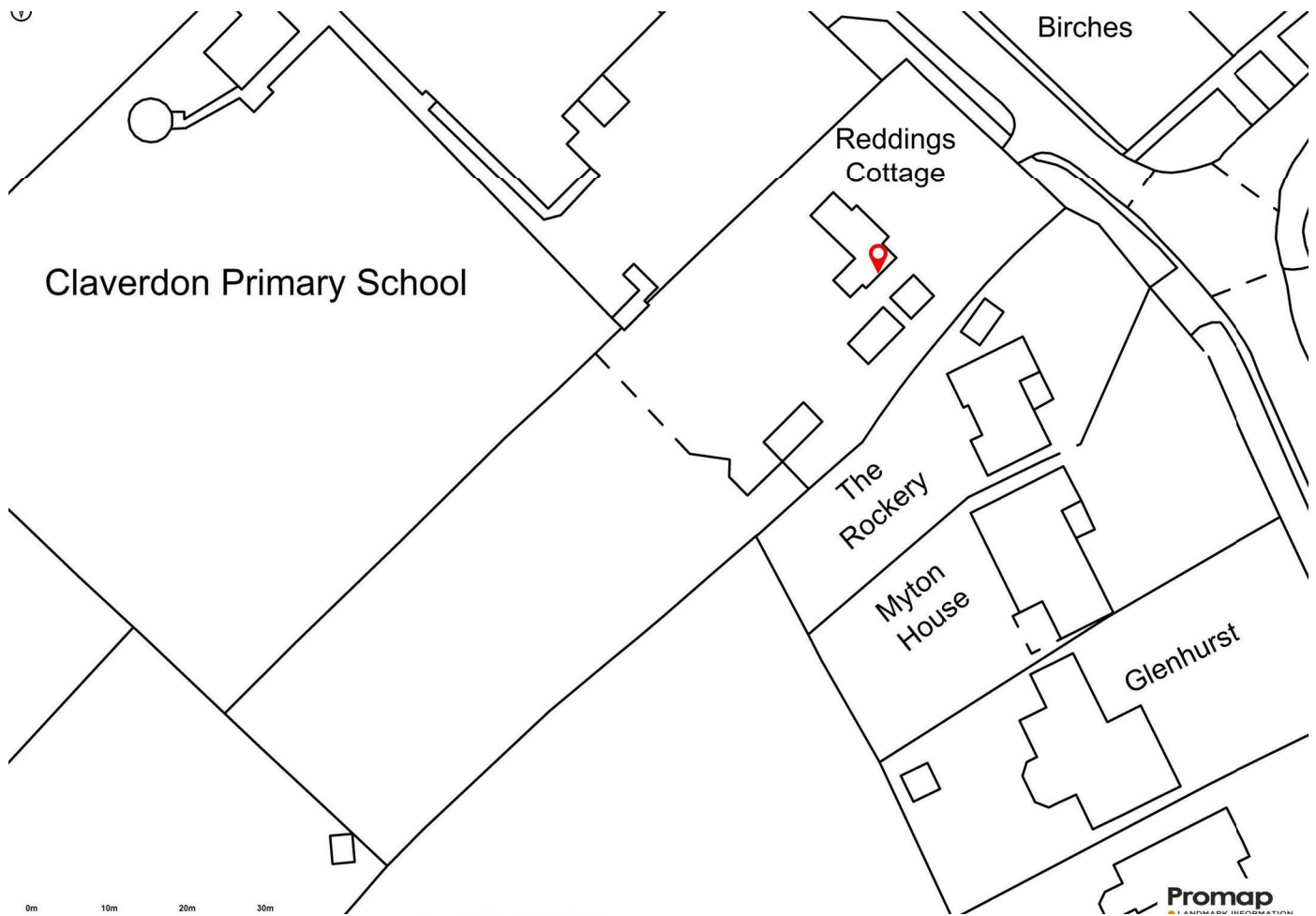
small alcove to the side and rear window.

OUTSIDE

to the front of the property there is a large lawned garden and timber gate opens to the drive driveway providing parking for a number of vehicles

GARAGES

Two concrete sectional single garages.



Rear Garden

mainly laid to lawn with established shrubs and trees.

Rear Paddock

Access along the side of the plot to the rear paddock.

GENERAL INFORMATION

All main services are connected except gas

We believe the property to be freehold.

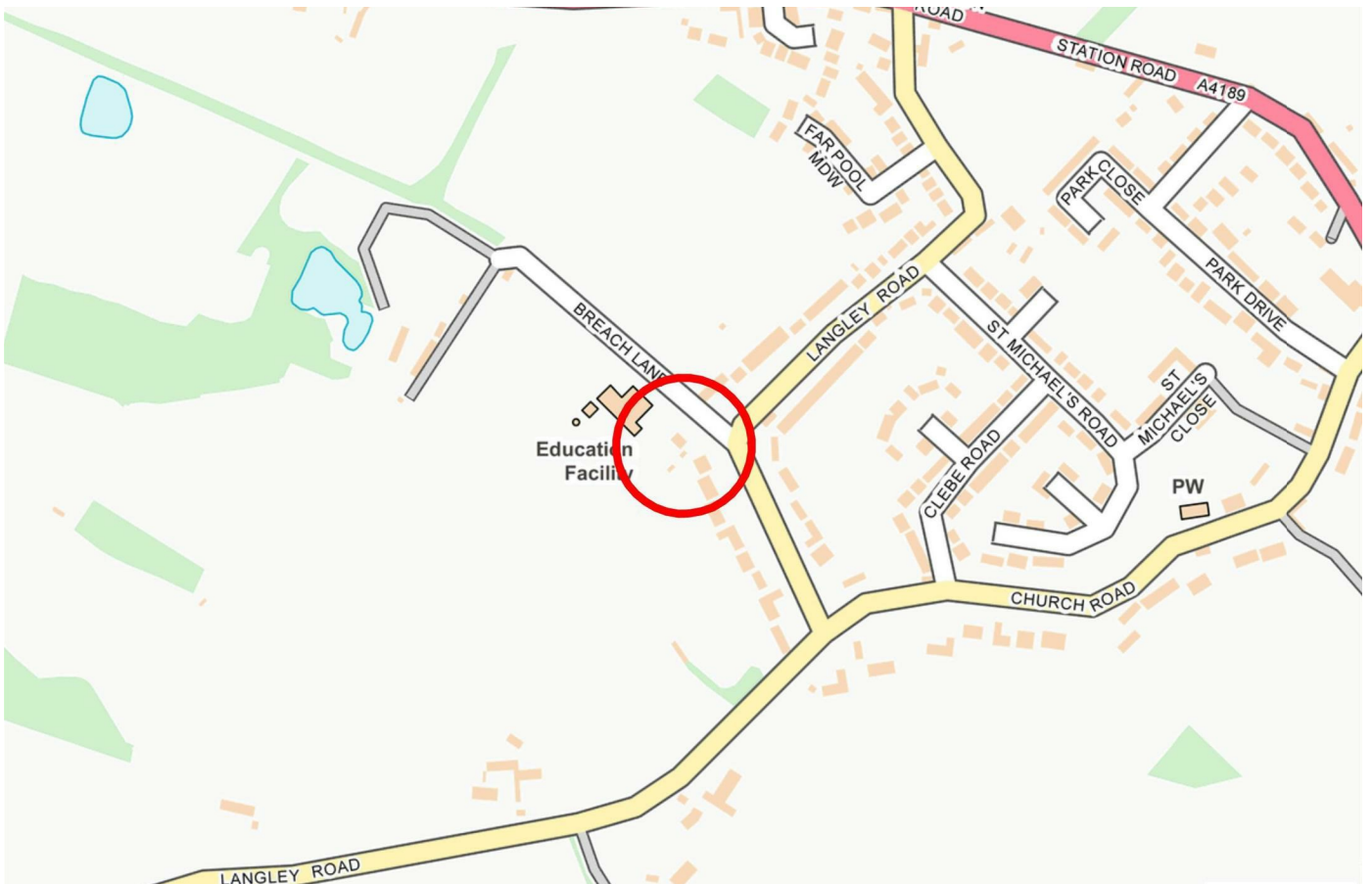
We believe the total plot extends to 0.89 acres or thereabouts

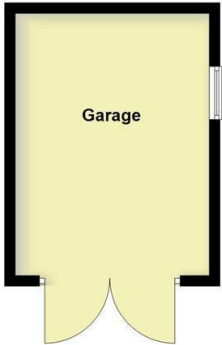
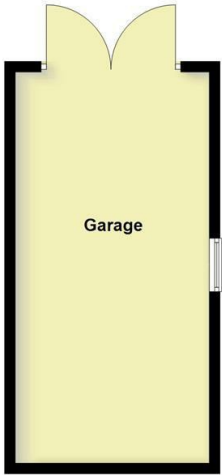






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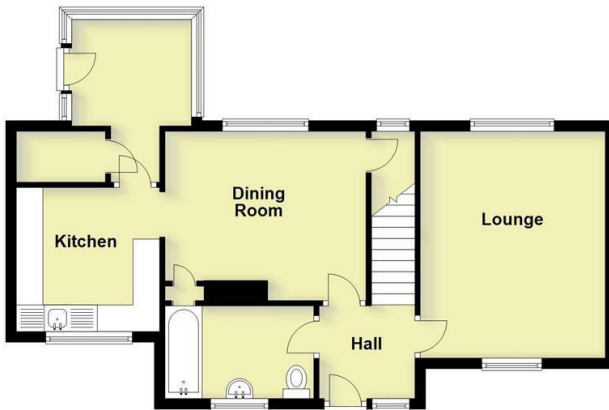
Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

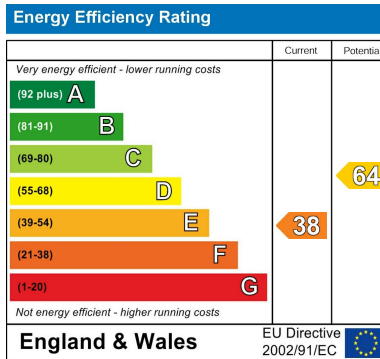
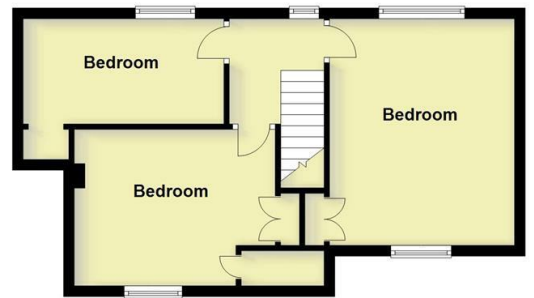
Total area does not include the Garages



Ground Floor
Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



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