

Peter Clarke  
New Homes



Opus Lodge Station Road, Claverdon, Warwick, CV35 8PH

Guide Price £450,000

- NO CHAIN
- Built To A High Specification
- Living/Dining/Kitchen
- Two Double Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Off Road Parking 2-3 Cars
- Countryside Views
- 10 Year Guarantee
- Landscaped Rear Garden

**Opus Lodge is a beautiful, contemporary designed, detached residence set in the heart of the village and built to an incredibly high specification.**

CLAVERDON is a village and civil parish in the Stratford upon Avon district of Warwickshire, England, about 5 miles (8.0 km) west of the county town of Warwick. The name Claverdon comes from the Old English for "clover hill", the hill being near the centre of the scattered parish, which includes the former manor of Claverdon and the hamlets of Yarningale, Kington, Lye Green, and Gannaway close by.

#### SPECIFICATION

Air source heat pump  
 Karndean flooring throughout  
 Fully fitted kitchen to include AEG Oven and induction hob, dishwasher and fridge/freezer  
 Built in cupboard providing space for washing machine and tumble dryer  
 Underfloor heating throughout  
 Aluminium windows  
 Fitted wardrobes to both bedrooms  
 Walk in shower to principle bedroom  
 Large cloakroom storage cupboard  
 Paved and gravel rear garden  
 Countryside views  
 Off road parking for 2-3 cars

#### ROOM SIZES

Living/diner - 18'7 x 9'5 (5.66m x 2.87m)  
 Kitchen - 11'6 x 10'8 (3.5m x 3.25m)

Bedroom 1 - 12'3 x 9'5 (3.73m x 2.87m)  
 Bedroom 2 - 10'8 x 8'3 (3.25m x 2.52m)

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

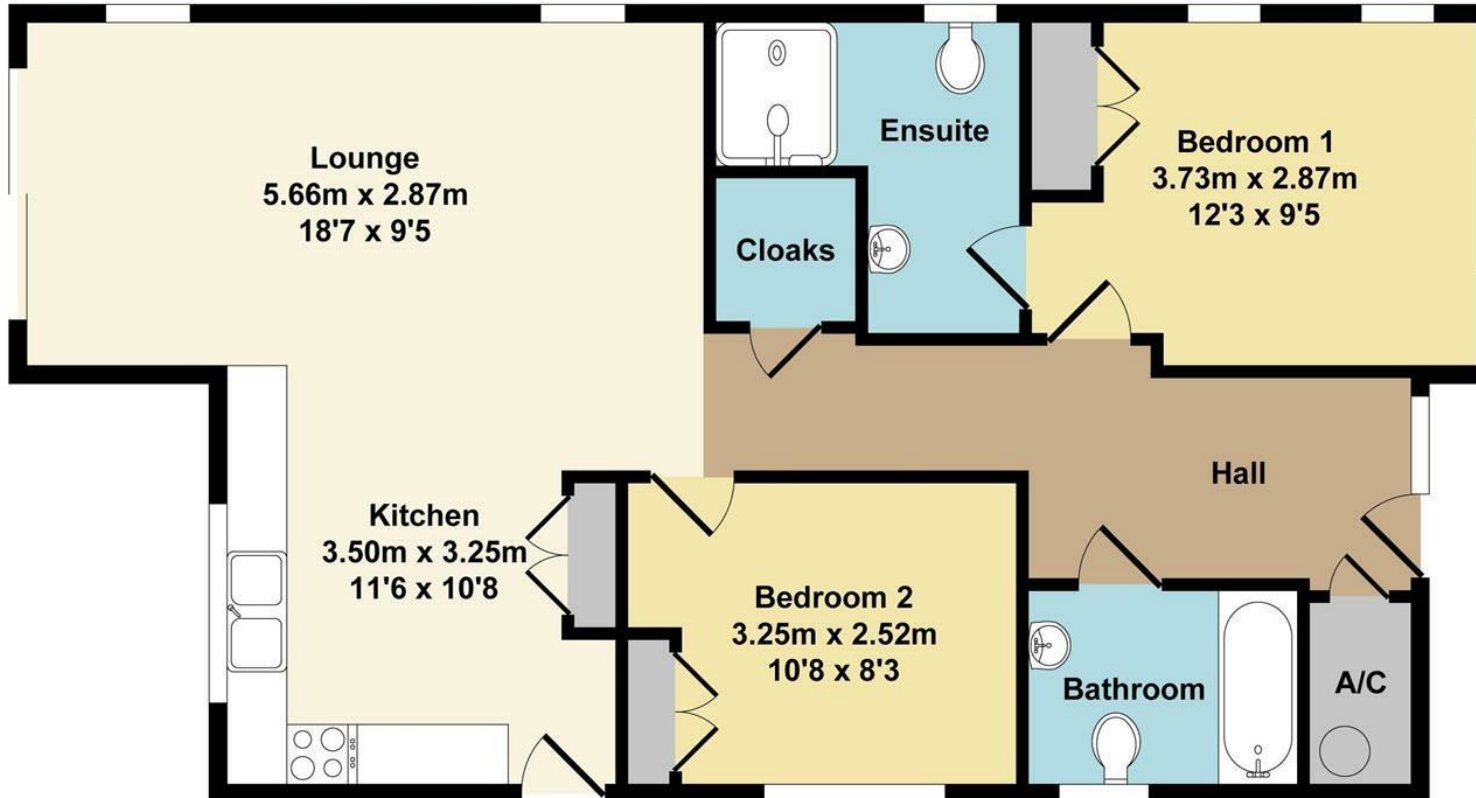
**SERVICES:** We have been advised by the vendor that mains, electric, water and drainage are connected to the property.



# Opus Lodge

Total Approx. Floor Area 69.50 Sq.M. (748 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



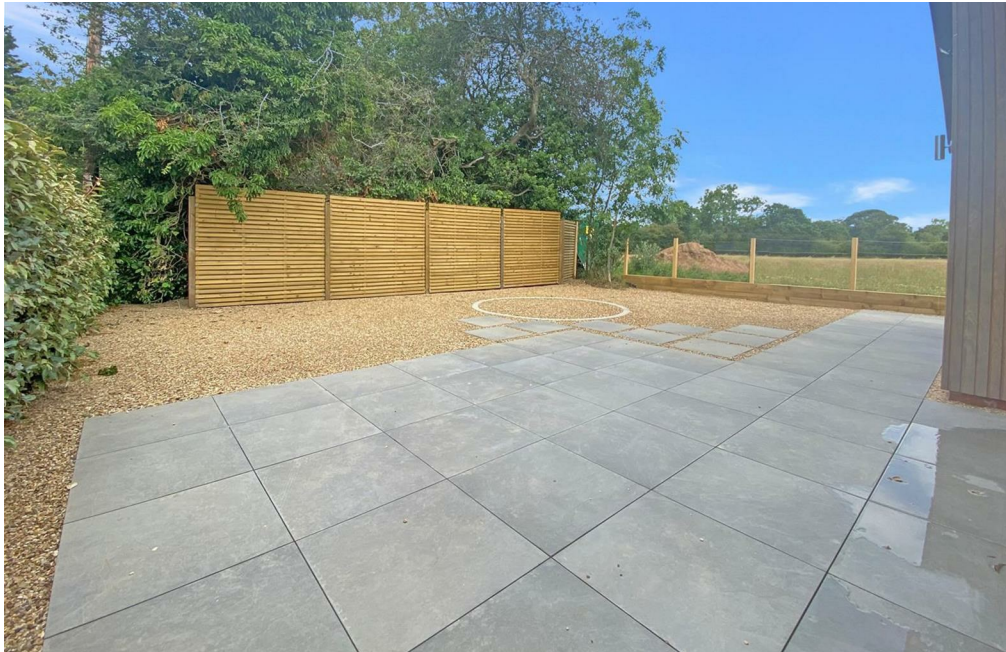
However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is yet to be allocated.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC.

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.



**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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**Peter Clarke**

