



Langley Road, Claverdon, Warwick, CV35 8PU

£695,000

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

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Clover Hill (which is the old English name for Claverdon) was originally the village School before conversion in the early 1980's to this surprisingly spacious split level character home. Within the secure electric gates you will find ample forecourt parking & garage. Whilst the back garden is a pretty, established traditional walled rear garden which is not overlooked. The Village cricket ground is on the other side so no neighbours behind you.

APPROACH

Sliding electric gates open in to york stone gravelled forecourt with mature hedge boundary.

RECEPTION HALL

Limestone effect tiled flooring which extends into the kitchen.

SPLIT LEVEL LIVING / DINING ROOM

This generously proportioned, with impressive high ceiling the room enjoys much natural light with large attractive arched triple glazed window plus double glazed front windows and patio door at the rear opening onto the garden.

From the dining area there are two steps down to the lounge which features parquet wooden flooring. Stone fire surround & hearth with recessed dual fuel stove. A peaceful & calm room.

BREAKFAST KITCHEN

Beautifully appointed with starburst granite worktop & peninsular breakfast bar. Integrated dishwasher, fridge & freezer. Space for a "range" style cooker with concealed extractor hood & lighting over. Tall pull out pantry. Half glazed stable door into the garden.





INNER HALL

An "L" shaped hallway with airing cupboard, which also houses the brand new Grant boiler with warranties.

GUESTS WC / UTILITY

Tiled floor. WC with adjacent part recessed wash basin. Worktop with shelving above. Doors concealing space & plumbing for a washing machine & tumble dryer,

BATHROOM

Double glazed arched windows. Tiled flooring. Dual flush WC. Freestanding vanity unit with one piece wash basin over cupboards & drawers. Teardrop shaped bath with shower over & convex glass shower screen.

BEDROOM TWO

Twin arched double glazed windows. Two double fitted wardrobes.

BEDROOM THREE

Arched double glazed window. A double sized room used currently as a dressing room.





PRINCIPAL BEDROOM ONE

A superbly proportioned triple aspect room. Two double fitted wardrobes with further store cupboards above.

EN-SUITE

Also beautifully appointed. Amitico flooring & extensively tiled walls. Glass sided walk in shower. Vanity unit with one piece wash basin over cupboards. Duel flush WC.

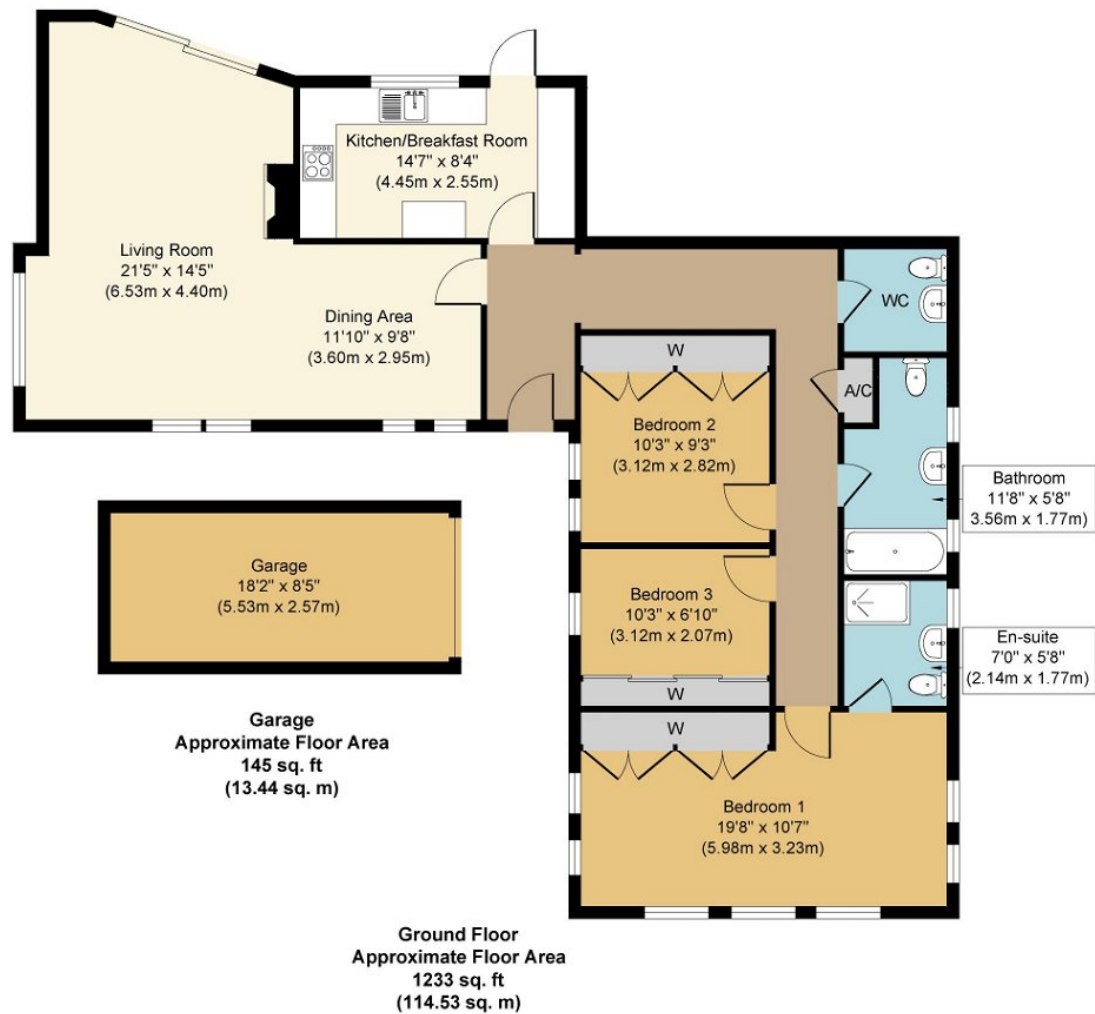
PRIVATE GARDEN

A secluded oasis with brick edged patio. Central artificial lawn with well stocked borders. Greenhouse & shed. Gated side access to the front.

GARAGE

Single garage with electric roller door. Power & lighting.





Approx. Gross Internal Floor Area 1,378 sq. ft. (127.97 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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