



THE OLD POST OFFICE, CLAVERDON, CV35 8PS

£435,000

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

THE OLD POST OFFICE, CLAVERDON, CV35 8PS

Bright, light & spacious Cottage in the heart of this popular Village. With two reception rooms, two large double bedrooms. Breakfast kitchen & bathroom. South facing garden with parking beyond. Offered with NO CHAIN.

APPROACH

Panelled and glass front door into,

RECEPTION LOBBY

Direct flight staircase. Night storage heater. door into,

RECEPTION ROOM (front)

Having pretty bow window with mullion inserts and meter cupboards below. Further secondary glazed window. Painted wall & ceiling beams. Doors into the breakfast kitchen and,

RECEPTION ROOM (rear)

Featuring a corner chimney breast with recessed wood burning stove on a painted brick hearth. Night storage heater. Wood plate rack around all the walls. Double French doors & side windows overlooking the garden. Door into,

DINING KITCHEN

With a tiled floor. Ample space for a table & chairs. Also with a wood plate rack around part of the walls. night storage heater. The "U" shaped kitchen units provide base cupboards and drawers under laminate worktops. Inset halogen hob with oven below. Recess with plumbing for a dishwasher and space for under top fridge. Black acrylic sink & drainer with mixer tap below rear window. Tiled splashbacks with wall cupboards above.





LANDING

Large twin door airing cupboard. Loft access.

BEDROOM ONE (front)

Dual aspect, generously proportioned room with double glazed windows to the front & side. Night storage heater.

BEDROOM TWO (rear)

Again a dual aspect room with double glazed windows on the side & rear. Range of fitted wardrobes in Ash laminate. plus matching drawer unit.

BATHROOM

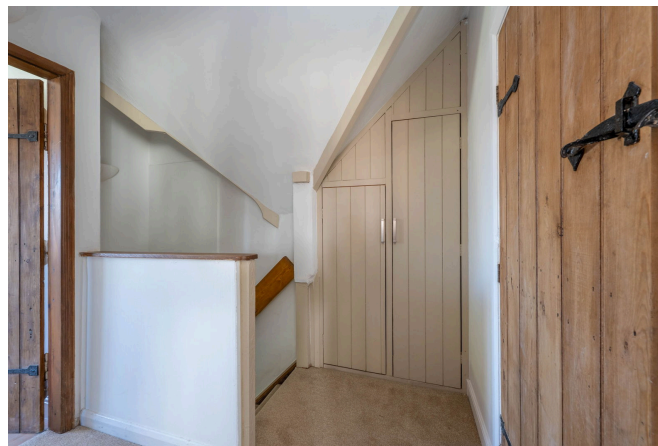
Another large room which is tiled to half wall height. Corner glass enclosed shower cubicle with mira fitment. Wash basin & WC. Obscure double glazed rear window. Chrome towel heater plus wall mounted convector heater.

SOUTH FACING GARDEN

Full width sheltered patio within wooden sleeper retaining wall & steps up to the lawn with stocked borders. footpath to fence & gate out to,

PARKING

With access out in Highfield Close.





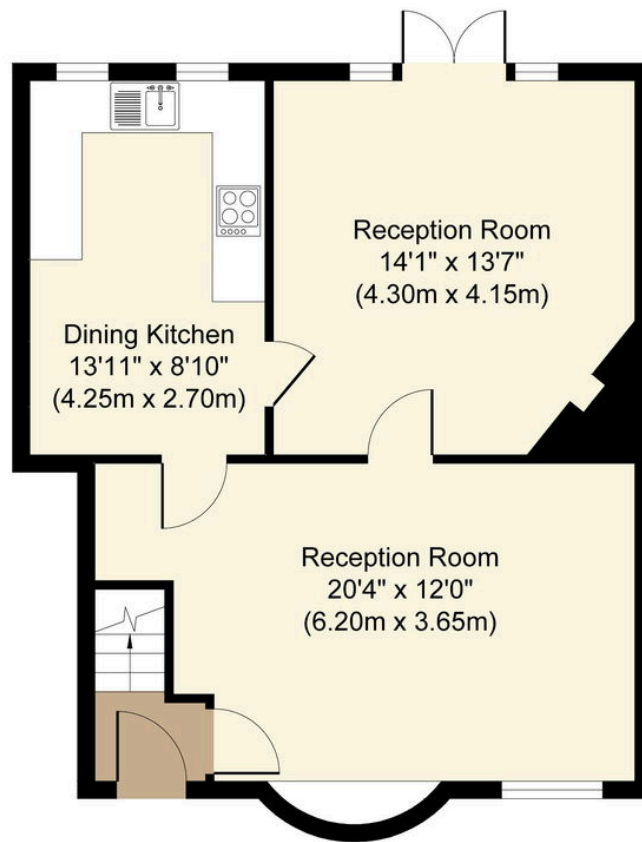
Situated on the edge of Claverdon, which is an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, community store, fine parish church, public houses and the Ardencote Country Club with full leisure facilities. Claverdon is excellently located for access to the motorway network.

The attractive market town of Henley-in-Arden, about 3 miles away, has a good range of shopping and recreational facilities, including doctors and veterinary surgeries, public houses, restaurants and a primary school. Stratford-upon-Avon, famed for its theatres and Shakespearean heritage, is readily accessible, as are Warwick and Leamington Spa. The area has golf courses, including the Ardencote and courses at Stratford-upon-Avon and Leek Wootton.

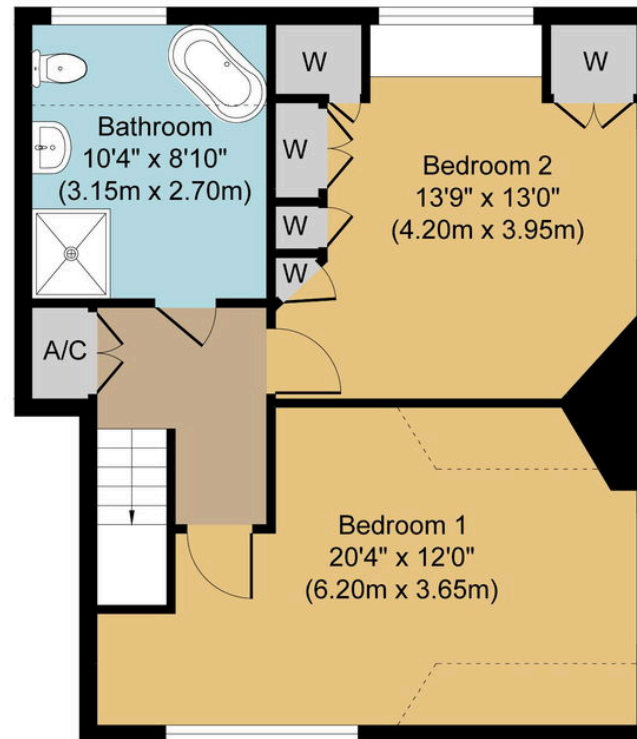
There is an excellent range of state, private and grammar schools in the area, including King's High School for Girls and Warwick School for Boys, Stratford Grammar School for Girls and King Edward VI School for Boys.

Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway (trains to London Marylebone from 69 mins and to Birmingham from 36 mins), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles (distances and times approximate)





Ground Floor
Approximate Floor Area
579 sq. ft
(53.83 sq. m)



First Floor
Approximate Floor Area
572 sq. ft
(53.12 sq. m)

Approx. Gross Internal Floor Area 1,151 sq. ft / 106.95 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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