



**1 Wynstay Cottage, The Green  
Claverdon, Warwickshire, CV35 8LL  
£465,000**

\*\*\* Back on the Market \*\*\*

A beautifully presented three bedroomed, two bathroomed semi-detached property situated in the heart of the much sought after village of Claverdon. This light and spacious family home features well laid out living accommodation and briefly comprises; entrance hall, cloakroom, living room with open fire and french doors to the rear garden, separate dining room, kitchen, three bedrooms, en-suite and family bathroom. The property further benefits from an attractive and private rear garden, off road parking and electric car charging point.

Claverdon is a picturesque village providing many amenities to include; a community store, doctors surgery, fine parish church and multiple public houses. There are an excellent range of state, private and grammar schools in the Claverdon area as well as leisure facilities such as The Ardencote Country Club. Claverdon is also surrounded by the rolling hills and fields of Warwickshire countryside.

Stratford-upon-Avon (8 miles) is readily accessible from Claverdon, as is Warwick (6 miles) and Leamington Spa (8 miles). All of the above have railway stations, which offer regular trains to Birmingham City Centre and London Marylebone. The M40 motorway (J15) is just 5 miles from the property which, in turn, provides links to the M42, M6 and M5.

(all distances are approximate)



Set back from the road, there is a shared parking area to the side of the property that provides parking for the three cottages fronting The Green. There is an outdoor timber shed, and a timber gate provides access to the rear garden. There is an electric car charging point and beneath a canopy porch, with external lighting, a timber front door opens into:-

#### **Entrance Hall**

16'6" x 5'6" max (5.04m x 1.69m max)

With wooden flooring, radiator, staircase rising to the first floor and door opening into:-

#### **Cloakroom**

5'4" x 3'4" (1.64m x 1.04m )

With low level W.C, floating wash hand basin with chrome mixer tap over, tiled flooring and extractor fan.

#### **Living Room**

21'11" x 11'3" max / 10'2" to fireplace (6.70m x 3.45m max / 3.11m to fireplace )

With wooden flooring, feature fireplace with open grate fire and timber surround over. Triple aspect with UPVC triple glazed windows to the front and side and UPVC double glazed french doors to the rear garden, radiator, feature coving and double doors opening into:-

#### **Dining Room**

12'0" x 9'1" (3.68m x 2.79m )

With UPVC double glazed window overlooking the rear garden, wooden flooring, radiator and feature coving.

#### **Kitchen**

9'8" x 9'6" (2.96m x 2.92)

A range of wall, base and drawer units with roll top work surfaces and matching up-stands over, inset sink unit with chrome mixer tap, built in 'Neff' oven and grill, inset 'Neff' induction hob with extractor hood over, integrated appliances to include; 'Bosch' automatic washing machine, 'Neff' dishwasher and fridge/freezer. UPVC triple glazed window to the front, tiled flooring, feature exposed timber beams and door opening into:-

#### **Pantry**

6'8" max x 6'0" max (2.04m max x 1.85m max)

With fitted shelving and lighting.

#### **First Floor**

With doors to three bedrooms and bathroom and hatch giving access to the loft with drop down ladder and lighting.

#### **Bedroom One**

11'6" x 15'0" to wardrobe fronts (3.51m x 4.59m to wardrobe fronts)

Dual aspect with triple glazed windows to the front and side, feature coving, radiator, twin fitted wardrobes with hanging rail and shelving, door opening into:-

#### **En-Suite**

8'5" x 3'9" (2.57m x 1.16m)

Shower unit with electric 'Mira Sport' shower over, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C, fully tiled to all walls, tiled flooring, chrome ladder style heated towel rail, extractor fan and UPVC double glazed obscure window to the rear.

#### **Bedroom Two**

11'3" x 9'6" (3.44m x 2.92m)

UPVC triple glazed window to the front, radiator, feature coving and 5-door fitted wardrobe with hanging rail and shelving.

#### **Bedroom Three**

9'3" x 8'11" (2.83m x 2.72m )

With UPVC double glazed window to the rear and radiator.

#### **Family Bathroom**

P-Shaped bath with chrome mixer tap and electric 'Mira Sport' sport shower over with double shower screen, tiling to splash backs, vanity unit with inset wash hand basin and low level W.C with concealed cistern, UPVC double glazed obscure window to the rear, chrome ladder style heated towel rail, tiled flooring and extractor fan.

#### **Rear Garden**

This attractive and private rear garden features a paved patio area, lawned garden and a number of mature borders housing a wide range of plants, shrubs, bushes and trees. There is an outdoor cold water tap and timber gate giving side access to the front of the property.

#### **Additional Information**

Services:

Mains drainage, electricity and water are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

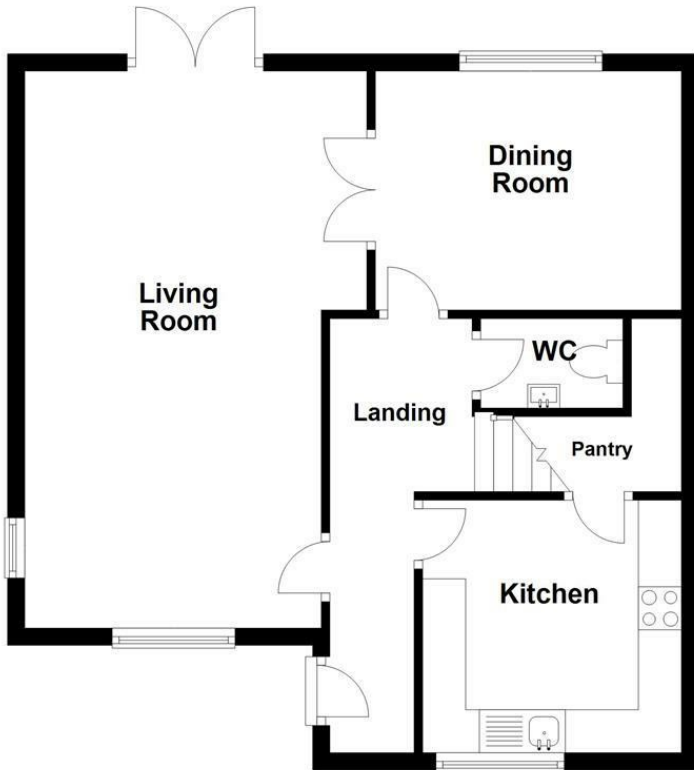
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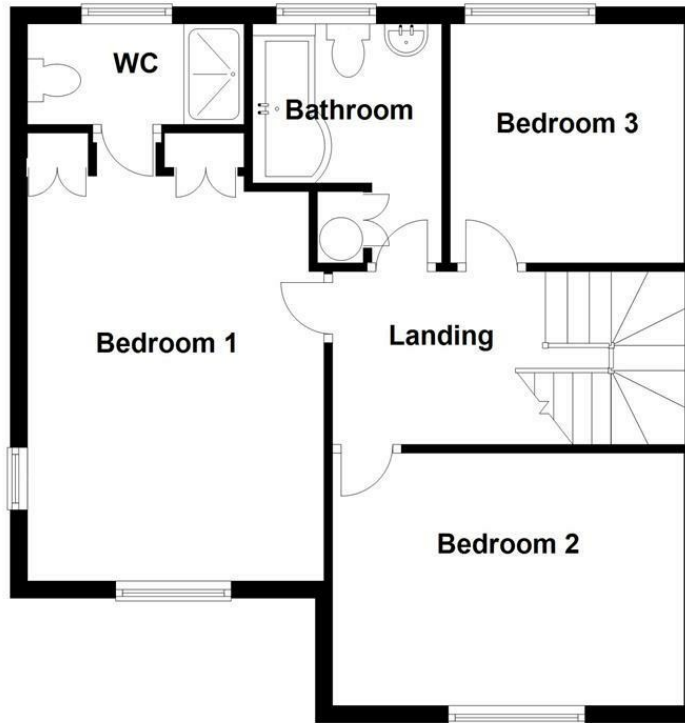
### Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



### First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

