



**Broomcote Langley Road,
Claverdon, Warwickshire
CV35 8QA**

£1,250,000

An exceptionally presented large six bedroomed property situated on approximately 1/3 acre plot in the highly sought after village location of Claverdon. The property offers versatile accommodation with the potential of a two bedroomed self contained annexe attached to the main residence. Briefly comprising; A large reception hall, lounge with log burning stove, open plan breakfast kitchen, living & dining area with bi-fold doors and views over the rear garden, guest cloakroom, utility and family room to the ground floor. To the first floor are six good sized bedrooms, two en-suites with a dressing room to the master, two further bathrooms and an impressive fully converted loft room. The property further benefits from a large rear garden, large gravelled driveway and triple garage.

Claverdon is a picturesque village which provides many amenities including a community store, fine parish church and multiple public houses. There is an excellent range of state, private and grammar schools in the Claverdon area as well as leisure facilities including The Ardencote Country Club. Claverdon further benefits from being 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 and trains to London Marylebone and Birmingham City Centre. The M40 (J15) is just 5 miles from the property, Solihull is 15 miles away and Birmingham is 20 miles away.
(distances approximate)



Set far back from the road behind a large gravelled driveway which provides parking for multiple vehicles and access to the triple garage. There is a laid to lawn foregarden and mature trees screening the property, providing privacy from the quiet road. A timber gate provides side access to the rear of the property. A canopy porch with timber stable door opens into the part of the property which could be used as a self contained annexe.

A timber glazed door with matching double glazed window opens into the main residence:-

Reception Hall

15'8" x 9'4" (4.80m x 2.87m)

With engineered oak flooring, radiator. Feature 'cut string' solid oak staircase rising to the first floor, door to the integral garage and door opening into:-

Guest Cloakroom

8'3" x 4'9" (2.52m x 1.47m)

Engineered Oak flooring continues from the hallway. Built in vanity unit with inset wash hand basin, tiled up-stands, low level W.C with concealed cistern and radiator.

Lounge

17'0" x 12'11" (5.19m x 3.95m)

Feature fireplace with 'Villager' log burning stove, timber surround and slate hearth. Dual aspect with UPVC double glazed windows to the side and rear, radiator.

From the reception hall a decorative part glazed door opens into:-

Open Plan Kitchen, Living & Dining Area

Breakfast Kitchen

17'5" x 9'0" (5.33m x 2.76m)

This modern fitted kitchen comprises a range of high gloss wall and base units with roll top work surfaces over and tiled up-stands, inset 'Franke' 1 1/4 sink unit with chrome mixer tap, integrated 'Zanussi' dishwasher, integrated fridge/freezer, built in eye level 'Whirlpool' microwave. Feature kitchen island with inset 4 ring 'Zanussi' induction hob with pan drawers and cupboards below. Engineered Oak flooring and radiator. Door through to the utility room.

Living Area

17'10" x 13'10" (5.45m x 4.24m)

UPVC double glazed Bifold doors open out to the rear garden, radiator, wall mounted T.V connection point with shelving below and door through to the family room.

Dining Area

13'9" x 10'9" (4.20m x 3.30m)

UPVC double glazed Bifold doors to the rear garden. Decorative part glazed door through to the reception hall.

From the kitchen, a door opens into the second part of the property, which offers versatile accommodation and could be used as a self contained two bedroomed attached annexe, with its own front door, entrance hall (2.44m x 1.02m), kitchen (currently used as a utility room), living room, two bedrooms & large loft room to the first floor.

Utility Room / Annexe Kitchen

10'3" x 7'3" (3.13m x 2.21m)

With tiled flooring, wall and base units with roll top work surfaces over, inset stainless steel sink unit, space and plumbing for an automatic washing machine and tumble dryer, integrated fridge/freezer, tiling to splash backs. UPVC double glazed window to the front, cupboard housing the 'Potterton' oil fired boiler and radiator.

Family Room / Annexe Living Room

16'10" x 15'4" (5.15m x 4.69m)

With UPVC double glazed window overlooking the rear garden, radiator and staircase rising to the first floor.

First Floor

With radiator and UPVC double glazed windows to the front.

Study Area

10'1" 8'7" (3.08m 2.63m)

On the landing there is a feature study area with built in desk unit, UPVC double glazed window overlooking the front and radiator.

Master Bedroom Suite

Door opening into:-

Dressing Area

14'11" x 8'3" min / 9'10" max (4.56m x 2.53m min / 3m max)

Built in wardrobes with hanging rails and shelving, radiator, 'Velux' skylight window and door opening into:-





En-Suite Bathroom

14'11" x 7'8" (4.55m x 2.36m)

Panelled bath with chrome mixer tap over, vanity unit with inset wash hand basin, built in wall units with mirror and lighting, shower cubicle with mains fed shower, low level W.C. with concealed cistern, Bidet, chrome ladder style heated towel rail, tiled flooring and tiling to splash backs, dual aspect with UPVC double glazed window to the side and 'Velux' double glazed window to the rear.

Master bedroom

15'4" x 14'6" / 16'2" max (4.69m x 4.43m / 4.94m max)

Dual aspect with two large UPVC double glazed picture windows with views over the front garden, two Velux skylight windows to the side and two radiators.

Bedroom Two

13'3" x 12'0" (4.05m x 3.68m)

Built in wardrobe with matching desk unit and shelving. UPVC double glazed window to the rear and radiator. Door opening into:-

En-Suite

6'8" x 5'6" (2.04m x 1.68m)

Shower unit with 'Triton Cara' electric shower over, vanity unit with inset wash hand basin with chrome mixer tap, matching wall units and tiling to splash backs, low level W.C with concealed cistern.

Bedroom Three

13'4" x 12'11" (4.07m x 3.96m)

UPVC double glazed window to the rear, radiator and deep built in sliding mirrored wardrobe.

Bedroom Four

11'6" x 10'7" (3.52m x 3.24m)

UPVC double glazed window to the rear, radiator, two built in wardrobes with matching desk unit and fitted shelving.

Family Bathroom

7'8" x 6'9" (2.35m x 2.06m)

Corner bath with feature jets and mains fed shower over, pedestal wash hand basin, low level W.C. UPVC double glazed window to the front, tiling to splash backs, chrome heated towel rail and extractor fan.



Accessed from the main landing and also via a separate staircase is two further bedrooms and shower room.

Bedroom Five (Annexe Bedroom)

17'0" x 12'1" (5.19m x 3.70m)

UPVC double glazed window to the rear and radiator.

Shower Room

5'2" x 3'8" (1.59m x 1.12m)

Quadrant shower cubicle with mains fed shower over, low level W.C. Floating vanity unit with inset wash hand basin with chrome mixer tap, fully tiled with chrome ladder style heated towel rail and extractor fan.

Bedroom Six

14'0" x 7'2" (4.28m x 2.20m)

UPVC double glazed window to the front, radiator and door to a staircase rising to:-

Loft Room

40'7" x 16'9" (12.38m x 5.13m)

This impressive large loft conversion features three 'Velux' skylight windows, fitted carpet, power and lighting. Doors to the eaves provide access to the 'Heatlag Green' Copper hot water cylinder. Restricted head height to the eaves (1.4m aprox).

Rear Garden

Mainly laid to lawn with timber decking and feature inset

pond, mature borders house a variety of plants, bushes and shrubs, a block paved footpath takes you to the bottom of the garden where there is a feature timber gazebo and shed with power and lighting. There is a further patio area and mature fruit trees. A timber pedestrian gate provides side access to the front of the property and double timber doors open into the garage.

Triple Garage

31'7" x 20'11" (9.63m x 6.40m)

With electric up and over garage door, wall and base units with roll top work surfaces over, power and lighting, two radiators, double glazed windows to the side, pedestrian door provides access into the property and double timber doors provide vehicular access to the rear garden.

Additional Information

Services:

Mains drainage, electricity, and water are connected to the property. The heating is via an oil fired central heating boiler.

Tenure:

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

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/>

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.

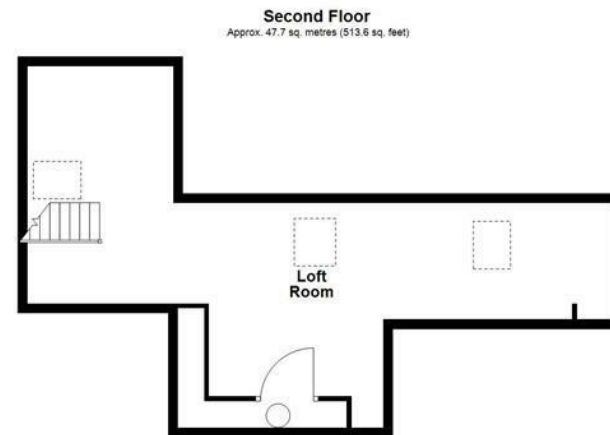
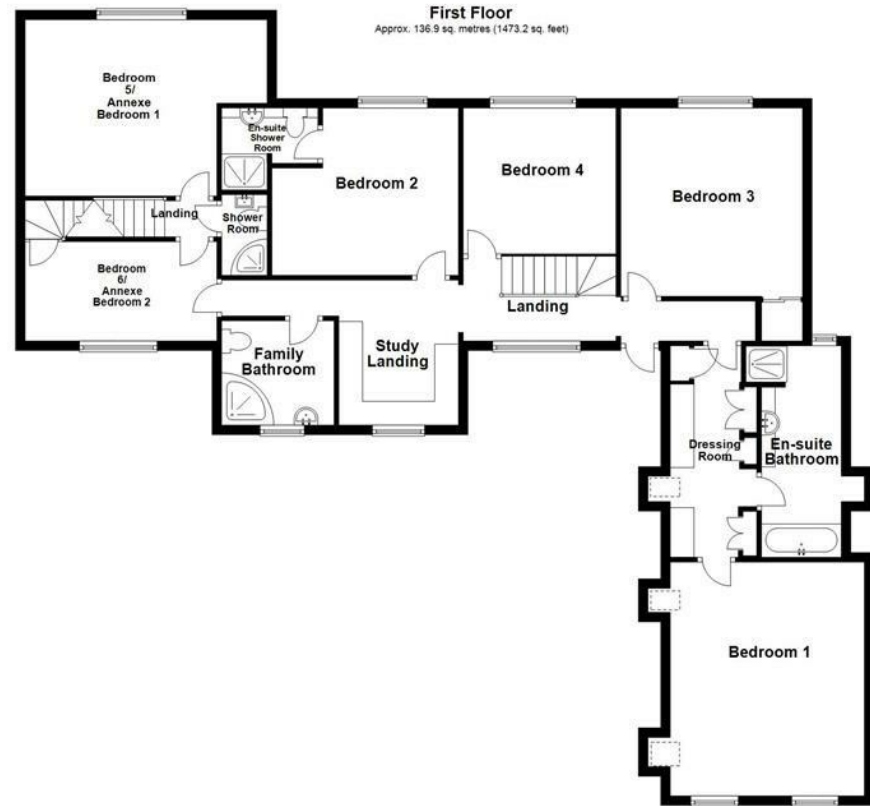
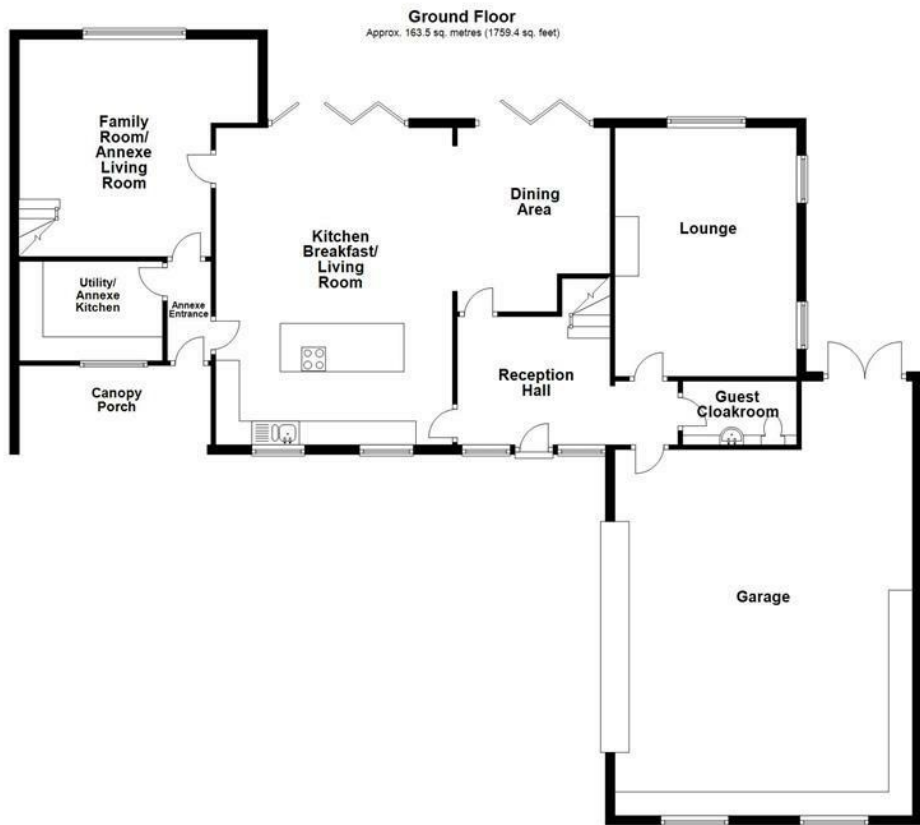
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 348.0 sq. metres (3746.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 