



EARLES
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**Lion Hill Cottage,
Station Road, Claverdon, Warwickshire, CV35 8PE**

£1,250,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

This delightful detached residence is situated to the edge of the much sought-after village of Claverdon. It is the first time the property has come to the open market in over 40 years and during that time, it has been an excellent family home, perfect for raising children and more recently, grandchildren. The well laid out accommodation briefly comprises; five bedrooms, three bathrooms, four reception rooms (with the large study offering a versatile space for homeworking, media room, children's play room or, with minimal investment (STPP), a self-contained annexe), kitchen with walk-in pantry, utility room, downstairs WC, rear porch, and ample storage space. The property further benefits from substantial gardens, a triple garage with solar panels and electric car charging point, several garden store areas, and driveway parking. There is also a paddock, totalling some 2.15 acres, which is accessed from the rear of the driveway and is currently being grazed by a local sheep farmer.

Claverdon is a popular and picturesque village with such amenities as a community store, doctors' surgery, fine parish church, and multiple public houses. There is a local primary school (rated "Good" by Ofsted) and leisure facilities are available at The Ardencote Country Club. The nearby railway station ("Claverdon") offers regular trains to Warwick, Leamington Spa, Stratford-upon-Avon, Solihull and Birmingham City Centre. The village is also within easy access of the M40 (J15) motorway, which, in turn, provides fast links to the M5, M6 and M42 motorways. In addition, the neighbouring towns of Warwick, Leamington Spa and Stratford-upon-Avon provide a range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools.



The property is set back from the road behind a tarmac area that leads to a diamond brace timber gate, which opens onto a gravelled driveway that provides ample parking and gives access to the triple garage. There is a lawned foregarden with a specimen yew tree, flowering cherry and prunus trees. A brick paved pathway leads to the rear porch as well as the oak front door, with canopy storm porch above, which opens into:

Reception Hall

11'1" x 8'2" (3.40m x 2.50m)

UPVC double glazed windows to the front, and mahogany staircase rising to the first floor. Door into:

Understairs Storage Cupboard

With coat hooks.

Sitting Room

19'4" x 13'5" (5.90m x 4.10m)

Feature coving to the ceiling, UPVC double glazed windows to the front, UPVC double glazed French doors leading to the garden, and "Minsterstone" fireplace with recess for basket grate and matching hearth/mantel.

Hallway

11'9" (max) x 10'9" (max) (3.60m (max) x 3.30m (max))

L-shaped; with door leading to the small study. Door into:

Downstairs WC

Low level WC, vanity unit with inset wash hand basin and mixer tap over, and tiling to splashback areas.

Small Study

7'10" x 7'10" (2.40m x 2.40m)

UPVC double glazed window to the rear, and full-width unit with fitted shelving and storage cupboards. Door into:

Large Study

30'2" (max) x 9'2" (9.20m (max) x 2.80m)

UPVC double glazed windows to the side and rear, and alcoves to either side of the chimney breast.

Dining Room

13'1" x 12'1" (max) (4.00m x 3.70m (max))

Feature coving to the ceiling, UPVC double glazed windows to the front and side, and arched alcoves to either side of the chimney breast.

Breakfast Room

11'9" x 10'5" (3.60m x 3.20m)

UPVC double glazed windows to the front and side. Door into:





Kitchen

17'8" x 7'10" (5.40m x 2.40m)

UPVC double glazed windows to the rear, doors leading to the utility room and rear porch, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset stainless steel sink with separate draining bowl and swing mixer tap over, space for range-style cooker with 5-ring ceramic hob over, built-in "Bosch" dishwasher, cupboard housing the "Worcester Bosch Greenstar Danesmoor" oil-fired central heating and hot water boiler with separate programmer clock, tiling to splashback areas, and "Karndean" flooring. Door into:

Walk-In Pantry

Fitted shelving, and quarry tiled flooring.

Utility Room

9'6" x 7'10" (2.90m x 2.40m)

UPVC double glazed window to the rear, run of roll edged laminate work surface, inset stainless steel sink with swing mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, space for a tumble dryer, tiling to splashback areas, and "Karndean" flooring.

Rear Porch

UPVC double glazed window to the front, and door leading to the driveway. Door into:

Storage Cupboard

Ideal for housing garden furniture.

First Floor Landing

21'7" (max) x 14'1" (6.60m (max) x 4.30m)

Gallery-style and via two quarter landings; with UPVC double glazed to the front. Door into:

Bedroom One

14'1" (min) x 13'5" (max) (4.30m (min) x 4.10m (max))

UPVC double glazed windows to the front and side, a range of full-width fitted wardrobes with hanging rail, shelving and drawers, fitted dressing table with drawer units, and fitted chest of drawer unit. Door into:

En-Suite Shower Room

8'6" x 4'7" (2.60m x 1.40m)

3-piece suite comprising; large walk-in shower cubicle with mains fed shower and glazed screen, low level WC with concealed cistern, circular wash hand basin with storage cupboard below and mixer tap over, extractor fan, tiling to the walls, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Two

13'1" x 12'1" (4.00m x 3.70m)

UPVC double glazed window to the front.



Bedroom Three

12'1" x 10'5" (3.70m x 3.20m)

UPVC double glazed window to the side, door leading to large storage cupboard, and vanity unit with inset wash hand basin.

Family Bathroom

9'2" x 6'6" (2.80m x 2.00m)

UPVC double glazed window to the rear, 3-piece suite comprising; large panelled bath with mixer tap, shower attachment and glazed screen, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to the walls, splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Hallway

16'4" x 4'3" (5.00m x 1.30m)

Hatch giving access to the roof space. Door into:

Bedroom Four

11'9" x 10'2" (3.60m x 3.10m)

UPVC double glazed windows to the side and rear.

Bedroom Five

9'2" x 5'6" (including wardrobes) (2.80m x 1.70m (including wardrobes))

UPVC double glazed window to the rear, and fitted wardrobe with storage cupboards above.

Shower Room

6'10" x 5'6" (2.10m x 1.70m)

UPVC double glazed window to the rear, 3-piece suite comprising; corner shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin with hot-and-cold taps over, extractor fan, shaver point, tiling to the walls, and tiled flooring.

Garden and Paddock

To the rear of the house, there is an extensive lawned area that runs to the orchard with a number of specimen trees (to include; flowering cherry and apple) and a small copse. There is a fenced off vegetable garden with a raised plinth on which is set the large polythene oil storage tank. A pedestrian gate leads to the paddock, totalling some 2.15 acres, which has a post-and-rail fence to the two main boundaries.

Triple Garage

29'2" x 19'4" (8.90m x 5.90m)

Of cavity block construction; with three electrically operated up-and-over doors to the front, personnel door to the side, strip lights to the roof trusses, "Fronius IG-TL" control for the solar panels and feed meter, ample power points, and wall mounted electric (7kW) electric car charger.

Garden Store

8'6" x 7'2" (2.60m x 2.20m)

Of 9-inch brick construction; with pitched roof, and pair of wide timber access doors.





Log Store
10'2" x 4'7" (3.10m x 1.40m)
Of solid brick construction.

Gardener's WC
With quarry tiled flooring.

Storage Area

Additional Information

*It should be noted that there are four electricity poles within the Freehold demise for which the National Grid is currently making a wayleave payment of £20.66 per annum.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the kitchen.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 36 Mbps and highest available upload speed 6 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 G

Fixtures & Fittings:

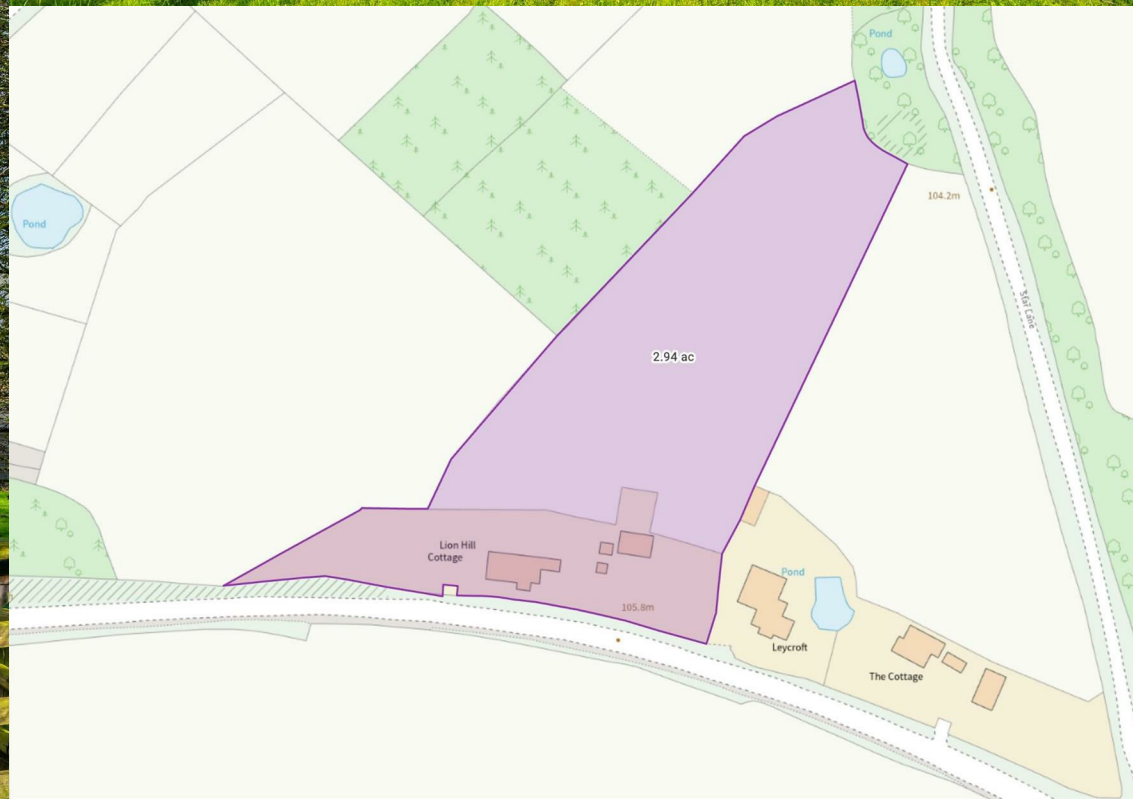
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

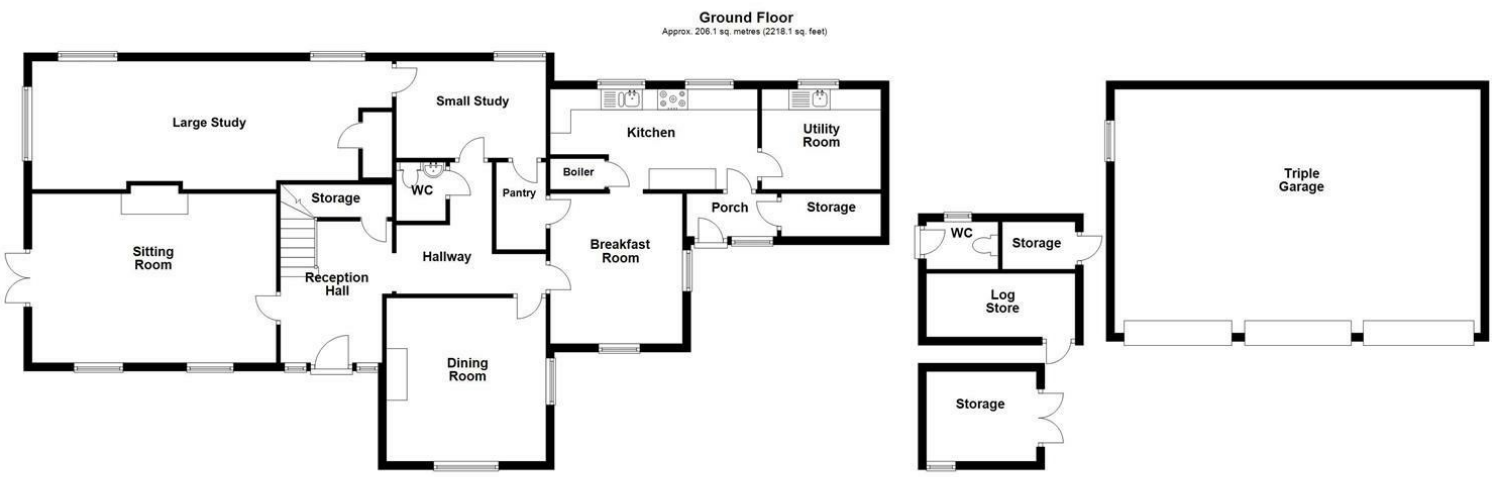
Viewing:

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

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Total area: approx. 309.3 sq. metres (3329.7 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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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