



EARLES
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Vyners Pinley
Claverdon, Warwickshire CV35 8NA
£950,000

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

This stunning detached residence is located in the picturesque hamlet of Pinley, Claverdon. The property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. The property features a large gated in-and-out driveway providing generous parking, ensuring convenience for you and your guests. There is a beautiful light and spacious kitchen/dining and family room featuring Bi-Fold doors with stunning views over a large private wrap around garden. The property further benefits from a utility room, boot room and guest cloakroom providing convenient, comfortable living. With character features including, bay windows, feature fireplaces, porcelain tiled flooring with under-floor heating, and tall ceilings throughout. There is a detached double tandem garage and large garden, featuring the sun throughout the day and evening.

Whether you're looking for a new family home or a peaceful countryside retreat, this property in Pinley has everything you need. Don't miss out on the opportunity to make this house your own and enjoy the charm and beauty of Warwickshire living.



Situated in the delightful hamlet of Pinley, this impressive detached residence sits in its own private and spacious grounds and is set within a beautiful green and peaceful setting. A timber 5-bar electric gate, with pedestrian gate to the side, gives access to the large in-and-out tarmac driveway which provides parking for multiple vehicles. The garden wraps around the property, with a well maintained foregarden featuring a number of mature trees, bushes and shrubs. Beneath a canopy porch, the front door opens into:-

Entrance Hall

With porcelain tiled flooring, radiator, staircase rising to the first floor, under-stairs storage cupboard and door opening into:-

Guest Cloakroom

7'8" x 3'10" (2.34m x 1.19m)

With low level W.C, floating wash hand basin with chrome mixer tap over, tiling to splash backs, porcelain tiled flooring, radiator, extractor fan and under-floor heating.

Sitting Room

20'11" 14'7" into bay (6.38m 4.45m into bay)

This triple aspect light and characterful sitting room comprises hardwood double glazed leaded light windows to three sides. Feature bay window with built in window seat to the front, two radiators and feature brick fireplace with log burner and tiled hearth.

Music Room

14'6" x 11'11" (4.43m x 3.64m)

With feature hardwood double glazed leaded light bay window to the front and radiator.

Study

10'1" max x 12'2" (3.08m max x 3.72m)

Feature brick fireplace with flagstone hearth and built in storage cupboards to the alcoves, radiator and large double glazed picture window overlooking the garden beyond.

Open Plan Kitchen / Dining and Family Room

34'0" x 16'11" min / 17'8" max (10.38m x 5.18 min / 5.39m max)

This fantastic light and spacious kitchen features a wide range of wall, base and drawer units with Quartz worktop surfaces over and matching up-stands. Feature kitchen island with integrated wine cooler. Three built in 'AEG' ovens, including combination microwave and grill, large inset 'AEG' 5-zone

induction hob with 'elica' extractor over. Inset 1 1/4 sink unit with chrome mixer tap over incorporating instant boiling water tap and integrated drainer. Space and plumbing for an 'American Style' fridge freezer, integrated 'AEG' dishwasher. UPVC double glazed window to the side, feature double glazed roof lantern, porcelain tiled flooring with under-floor heating.

To the dining and family area features UPVC double glazed Bi-Fold doors to the rear garden with large matching glazing to the side with views over the rear garden. Feature double glazed roof lantern and wall mounted T.V point.

From the kitchen, a door opens into:-

Utility Room

10'8" x 7'6" (3.27m x 2.29m)

With Porcelain tiled flooring, matching kitchen wall and base units with Quartz worktop surfaces over, inset stainless steel sink unit with chrome mixer tap over, tiling to splash backs, space and plumbing for an automatic washing machine and tumble dryer, radiator and door opening into:-

Boot Room

8'0" x 4'11" (2.46m x 1.52m)

With obscure glazed window to the rear, fitted shelving, and composite door to the side.

First Floor

With hardwood double glazed leaded light window to the front, radiator, linen cupboard with fitted shelving and storage cupboards above, hatch giving access to the partially boarded loft with drop down ladder, lighting and housing the '300L MegaFlow' pressurised hot water tank. Doors to four bedrooms and family bathroom.

Bedroom One

12'3" x 15'1" into bay (3.74m x 4.62m into bay)

With hardwood double glazed leaded light bay window to the front, radiator, walk in wardrobe (1.50m x 1.30m) with lighting, and door opening into:-

En-Suite Bathroom

11'9" x 7'9" max / 3'2" min (3.59m x 2.37m max / 0.99m min)

This 4-piece bathroom suite comprises; corner bath with chrome mixer tap and 'telephone style' shower attachment over, quadrant shower cubicle with mains fed shower, pedestal wash hand basin and low level W.C. Dual aspect with





hardwood double glazed leaded light windows to the front and side, tiled flooring and partially tiled to the walls, and extractor fan.

Bedroom Two

15'7" x 10'6" min / 13'3" max (4.75m x 3.22m min / 4.05m max)

With large hardwood double glazed picture window to the rear, radiator and door opening into:-

En-Suite

6'8" x 6'5" (2.05m x 1.98m)

Shower unit with mains fed shower over, floating wash hand basin with chrome mixer tap, low level W.C with concealed cistern. Dual aspect with obscure glazed windows to two sides and chrome ladder style heated towel rail.

Bedroom Three

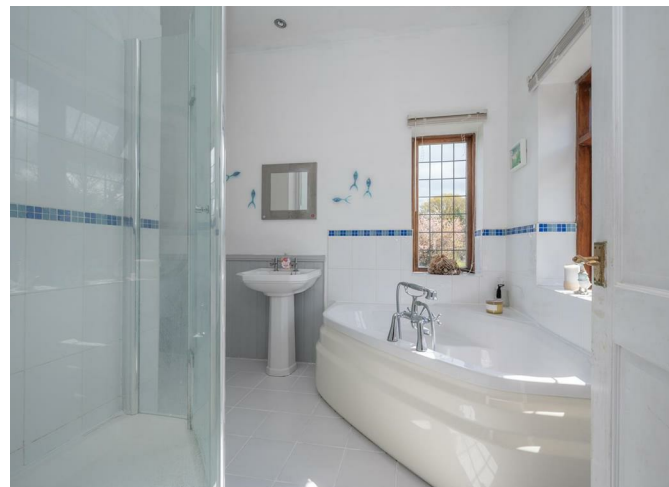
12'2" x 15'4" into bay (3.72m x 4.69m into bay)

With feature hardwood double glazed leaded light bay window to the front, radiator, built in wardrobes with storage cupboards over and door opening into:-

En-Suite

7'7" x 5'7" (2.32m x 1.72m)

Shower unit with 'Triton T80' electric shower over, vanity unit with inset wash hand basin and low level W.C with concealed cistern. Obscure double glazed window to the side, chrome ladder style heated towel rail, tiled flooring and partial tiling to the walls, extractor fan.



Bedroom Four

12'2" x 10'4" (3.72m x 3.16m)

Dual aspect with large double glazed picture windows to the side and rear, radiator.

Family Bathroom

9'4" x 8'7" (2.85m x 2.63m)

This luxury bathroom suite comprises; P-Shaped bath with chrome mixer tap, mains fed shower and glazed shower screen over, vanity unit with inset wash hand basin and chrome mixer tap, low level W.C with concealed cistern, feature tiling to the walls and floor, built in T.V and speakers, chrome ladder style heated towel rail and obscure double glazed window to the side.

Rear Garden

A beautifully maintained large wrap around garden featuring the sun all throughout the day and evening. With timber decking providing space for sun-lounging and entertaining, with hot tub and Bi-Fold doors leading through to the kitchen. There is a paved patio area with space for a pergola and providing ideal outdoor entertaining space. A large lawned garden houses a wide range of mature trees, shrubs and plants, with a central flower bed and paved footpath leading through to a greenhouse. A timber shed is to the rear of the garden. The garden is bound by timber fencing and hedging providing a wonderful private and tranquil setting.

Detached Garage

29'5" x 10'7" (8.97m x 3.24m)

With metal up and over door, power and lighting, partially boarded to the roof providing excellent storage space, and timber door to the side.

To the side of the property, a timber door opens into:-

Boiler Room

5'10" x 2'9" (1.78m x 0.86m)

With floor mounted 'Worcester' oil fired boiler, and solar panel controls.

Additional Information

Services:

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

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. Vacant possession will be given upon completion of the sale.

Council Tax:

Warwick 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).

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House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

Location

Claverdon is a picturesque village which provides many amenities including a community store, 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 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)





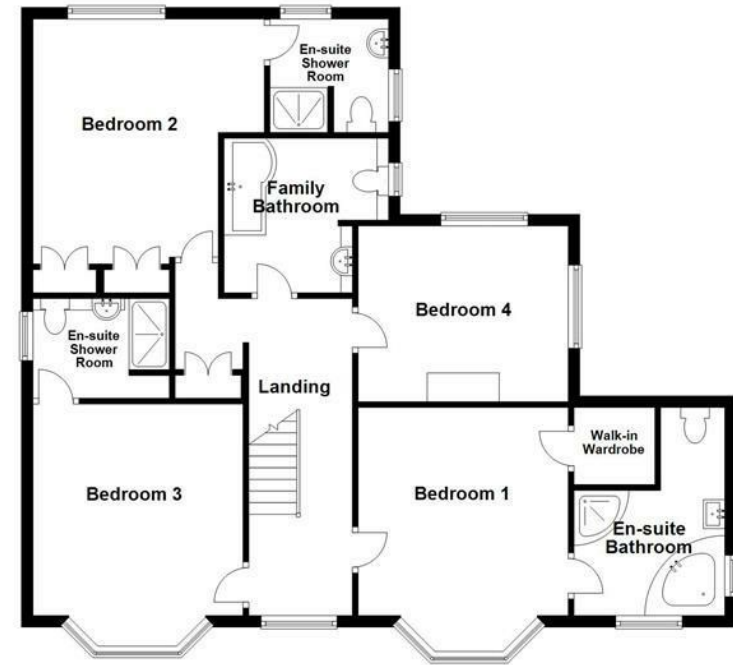
Ground Floor

Approx. 168.1 sq. metres (1809.9 sq. feet)



First Floor

Approx. 95.1 sq. metres (1023.5 sq. feet)



Total area: approx. 263.2 sq. metres (2833.5 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.

