



**12 Oakdene Close
Claverdon, Warwickshire CV35 8PZ
Offers In The Region Of £670,000**

A deceptively spacious four bedroomed, three bathroomed detached family property, situated on a quiet cul-de-sac in the sought after village of Claverdon. The property lies just a stones throw away from fantastic country walks over the rolling Warwickshire countryside and is within walking distance to the local village play area and Ofstead rated 'Good' primary school, along with all other local amenities.

Briefly comprising; entrance hall, lounge with log burning fire, spectacular open plan kitchen, dining and family room with Bi-Fold doors to the rear garden, utility room, downstairs shower room and study to the ground floor. To the first floor are four double bedrooms, family bathroom and en-suite to the master bedroom.

The property further features an integral garage, driveway parking for two vehicles, individually zoned underfloor heating throughout the ground floor and energy efficient modern radiators to the first floor, solar panels to the roof generating an average income of approximately £650 per year, South East facing rear garden and large private garden to the side.

Claverdon is an attractive village surrounded by rolling countryside. The village has a primary school, community shop, parish church, railway station, traditional public house, gastro pub, doctor's surgery, tennis, football, rugby and cricket clubs and The Ardencote Country Club nearby with full leisure facilities. Henley in Arden is also nearby with a wider range of facilities.

Claverdon is well located for access to the motorway and network with the M40 (J15) just 5 miles and the rail network at Warwick Parkway to London and Birmingham.



Set back from the road behind a block paved driveway which provides parking for two vehicles and access to the garage. A timber front door with obscure glazed side panel opens into:-

Entrance Hall

7'8" max x 18'0" / 5'9" min x 18'0" (2.34m max x 5.51m / 1.77m min x 5.51m)

With engineered Oak flooring and inset coir mat, staircase rising to the first floor, under-stairs storage cupboard, part glazed door opens through to the kitchen family room and a part glazed door opens into:-

Lounge

17'2" into bay x 13'4" max / 11'10" min (5.25m into bay x 4.07m max / 3.61m min)

With UPVC double glazed window to the front, feature fireplace with inset "Aarrow Fires" log burning stove upon tiled hearth, wall mounted T.V connection point. An opening leads through to the kitchen family room.

From the hall, a part glazed door opens into:-

Open Plan Dining Kitchen & Family Room

20'0" max x 27'6" / 17'9" min x 27'6" (6.11m max x 8.39m / 5.43m min x 8.39m)

Kitchen Area:-

A high specification 'Masterclass' kitchen with a range of wall, base and drawer units with Granite work surfaces over, matching up-stands and feature kitchen island incorporating built in butchers block. Inset double Belfast sink unit with mixer tap over, large 5-ring "Neff" induction hob with "Elica" extractor hood over, two built in "Neff" ovens with 'hide and slide' doors. Integrated "Neff" dishwasher, space for a fridge/freezer. Engineered Oak flooring.

Dining Area:-

Dual Aspect with three triple glazed Velux windows with fitted blinds, triple glazed Bi-Fold doors to the rear garden with fitted blinds and UPVC double glazed window to the side. Engineered Oak flooring. Door through to:-

Utility Room

11'7" x 6'4" (3.55m x 1.95m)

Matching kitchen wall and base units with wooden work surfaces over, inset stainless steel 'Franke' sink unit with chrome mixer tap over, feature tiled flooring, space and plumbing for an automatic washing machine and tumble dryer. UPVC double glazed door with matching side window to the rear garden, inset coir mat and door opening into:-

Shower Room

7'7" x 6'4" (2.33m x 1.95m)

UPVC double glazed obscure window to the side, floating vanity unit

with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, feature tiling to splash backs, walk in shower unit with mains fed shower over, feature tiling and glass folding doors. Modern vertical radiator incorporating towel rail, extractor fan and laminate flooring.

From the kitchen family room, a door opens into:-

Study

14'10" x 4'11" (4.54m x 1.52m)

With engineered oak flooring, two UPVC double glazed windows to the side and feature shelving to the alcoves.

First Floor

Doors to four bedrooms and bathroom.

Master Bedroom

17'7" x 10'7" (5.36m x 3.25m)

Large UPVC double glazed window to the front, radiator, hatch giving access to the boarded loft with drop down staircase and lighting.

Door opening into:-

En-Suite

5'6" x 4'11" (1.69m x 1.50m)

Large walk in shower unit with mains fed "Drench Head" shower over, secondary shower attachment, feature tiling to walls and glass shower screen. Floating vanity unit with inset wash hand basin, low level W.C with concealed cistern and feature tiling to splash backs, modern vertical radiator incorporating towel rail, extractor fan, laminate flooring and UPVC obscure double glazed window to the side.

Bedroom Two

15'1" x 10'4" max / 15'1" x 8'6" min (4.62m x 3.15m max / 4.62m x 2.60m min)

With two UPVC double glazed windows to the front and radiator.

Bedroom Three

13'6" max x 10'4" max / 10'5" min x 8'0" min (4.13m max x 3.15m max / 3.18m min x 2.45m min)

With UPVC double glazed window to the rear and radiator.

Bedroom Four

13'3" x 6'9" (4.06m x 2.06m)

With two UPVC double glazed windows to the rear and radiator.

Family Bathroom

8'1" x 6'11" (2.47m x 2.12m)

Wooden panelled bath with mains fed "Drench Head" shower over, secondary shower attachment, feature tiling to walls and glass shower screen. Floating vanity unit with chrome mixer tap over and feature tiling to splash backs, low level W.C, UPVC obscure double

glazed window to the side, modern vertical radiator incorporating towel rail, laminate flooring and extractor fan.

Outside

The property benefits from a South East facing garden to the rear attracting both the morning and afternoon sun. Mainly laid to lawn with raised flower beds and bound on all sides with timber fencing. There is an external oil fired 'Worcester Bosch Greenstar' outdoor boiler, external power point and outdoor cold water tap. A side gate gives access to the front of the property with further generous sized garden. Mainly laid to lawn with feature raised borders, trees and shrubs, bound by timber fencing, laurel hedging and trees making it private from the road.

Garage

16'6" x 8'1" (5.04m x 2.47m)

Accessed internally via a timber door from the kitchen, with power and lighting and metal door to the front with built in pedestrian door for easy access, fully insulated and secure with top and bottom drop bolts.

Additional Information

Services:

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

Individually zoned underfloor heating throughout the ground floor and quick heating modern aluminium individually zoned radiators to the first floor.

Solar panels to the roof generating an income of approximately £650 per annum.

Council Tax:

Stratford-on-Avon District Council - Band E

Tenure:

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

Fixtures & Fittings:

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

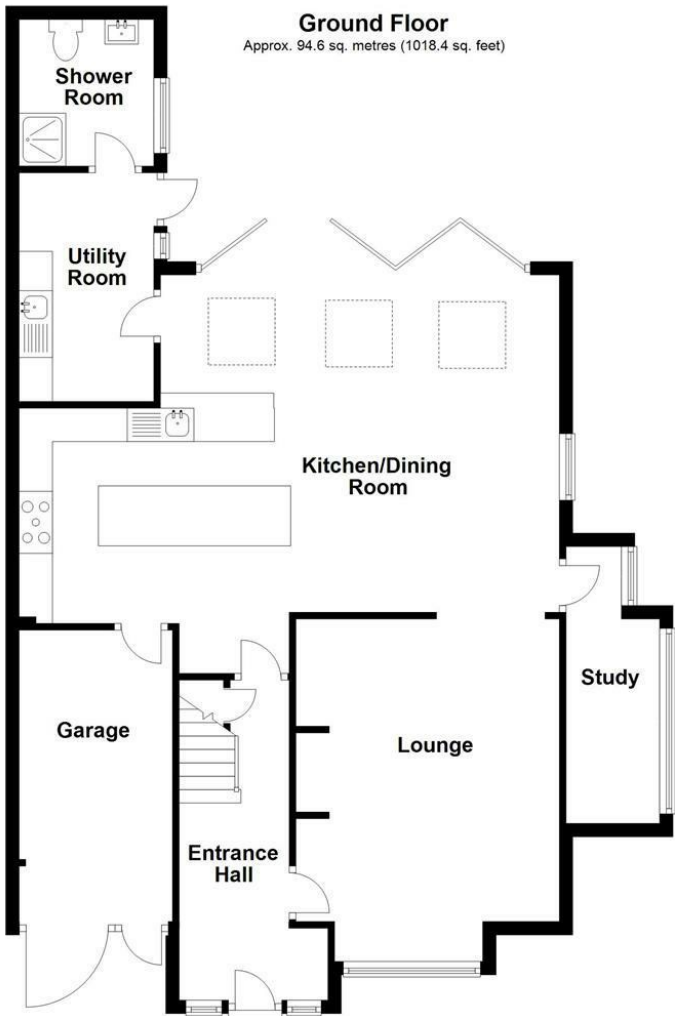
Viewing:

Strictly by prior appointment with John Earle (01564 794343)

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Total area: approx. 155.4 sq. metres (1672.7 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 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		
(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	

