



**EARLES**  
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**7 Trevelyan Close,  
Claverdon, Warwickshire, CV35 8PA**  
**Offers In The Region Of £830,000**

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*Situated on a quiet cul-de-sac in the popular village of Claverdon, this substantial detached property briefly comprises; five bedrooms (including main bedroom with dressing room and en-suite), family bathroom, two reception rooms, study, breakfast kitchen, utility room and downstairs WC. It further benefits from a good-sized rear garden, integral garage and ample driveway parking to the front.*

*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)*



This property is approached via a tarmacadam driveway with block paved edging, which provides parking for multiple vehicles. There is a lawned foregarden to the side with well stocked flower borders and bound by well established hedging. The oak front door, with matching glazed panels to either side, opens into:

#### **Entrance Hall**

15'5" x 8'2" (max) (4.70m x 2.50m (max))

With inset coir doormat, staircase rising to the first floor, radiator and wooden flooring. Door to:

#### **Study**

16'0" x 8'2" (4.90m x 2.50m)

UPVC double glazed window to the front, radiator and wooden flooring.

#### **Lounge**

16'4" x 12'5" (5.00m x 3.80m)

UPVC double glazed window to the front, feature stone fireplace with inset "Morso" log burner, and radiator. Archway through to:

#### **Breakfast Kitchen**

23'3" x 10'5" (7.10m x 3.20m)

UPVC double glazed windows to the side and rear, door to the utility room, fitted kitchen with a range of wall, drawer and base units with granite work surface over, two inset stainless steel sinks with chrome mixer taps over, "SMEG" range-style cooker with 5-ring gas hob and stainless steel chimney-style extractor fan over, two built-in electric ovens, space for an American-style fridge-freezer, integrated dishwasher, breakfast bar with space for four bar stools, door to walk-in larder cupboard, stainless steel splashback, matching upstands, radiator, plinth heaters and Amtico flooring. Opening into:

#### **Dining Room**

12'1" x 11'9" (3.70m x 3.60m)

UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading to the garden, radiator and parquet flooring.

#### **Utility Room**

8'2" x 5'10" (2.50m x 1.80m)

Composite door with inset glazed panel leading to the rear garden, wall and base units with roll top work surface over, inset single bowl single drainer stainless steel sink unit with chrome mixer tap over, space and plumbing for an automatic washing machine, space for a tumble dryer, and tiled flooring. Door to:

#### **Downstairs WC**

8'2" x 2'7" (2.50m x 0.80m)

Low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, and Amtico flooring.

#### **First Floor Landing**

Split level; with hatch giving access to the loft space. Door to:

#### **Bedroom One Suite**

#### **Bedroom One**

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

UPVC double glazed window to the rear, door to dressing area, and radiator. Further door to:

#### **En-Suite Shower Room**

6'6" x 3'7" (2.00m x 1.10m)

3-piece suite comprising; shower cubicle with mains fed shower and sliding glazed screen, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail and Amtico flooring.

#### **Dressing Room**

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

UPVC double glazed window to the front, a range of hanging rails and shelving, and radiator.

#### **Bedroom Two**

14'5" (max) x 12'5" (4.40m (max) x 3.80m)

UPVC double glazed window to the front, built-in wardrobes with hanging rail and shelving, and radiator.

#### **Bedroom Three**

13'1" (max) x 10'9" (4.00m (max) x 3.30m)

UPVC double glazed window to the rear, built-in wardrobes with hanging rail and shelving, and radiator.

#### **Bedroom Four**

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

Hatch giving access to the loft space, UPVC double glazed window to the front, and radiator.

#### **Bedroom Five/Office**

8'6" x 6'10" (2.60m x 2.10m)

UPVC double glazed window to the front, fitted shelving, and radiator.

#### **Family Bathroom**

9'10" x 5'10" (3.00m x 1.80m)

Recently re-fitted; with obscure UPVC double glazed windows to the rear, 4-piece suite comprising; panelled bath with chrome mixer tap over, large walk-in shower cubicle with mains fed shower and glazed screen, low level WC with concealed cistern, vanity unit with wash hand basin and chrome mixer tap over, tiling to splashback areas, vertical radiator and Amtico flooring.

#### **Rear Garden**

Paved patio and lawned areas with well stocked flower borders, being bound on three sides by mature hedging and timber fencing. There is a vegetable patch to the rear. To either side of the house, timber gates provide pedestrian access to the front of the property.

#### **Garage**

25'11" x 7'6" (7.90m x 2.30m)

With metal up-and-over door, UPVC double glazed window to the side, pedestrian door to the rear, lighting and power.

#### **Additional Information**

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler and the hob in the kitchen is run from bottled gas.

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 F

Fixtures & Fittings:

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

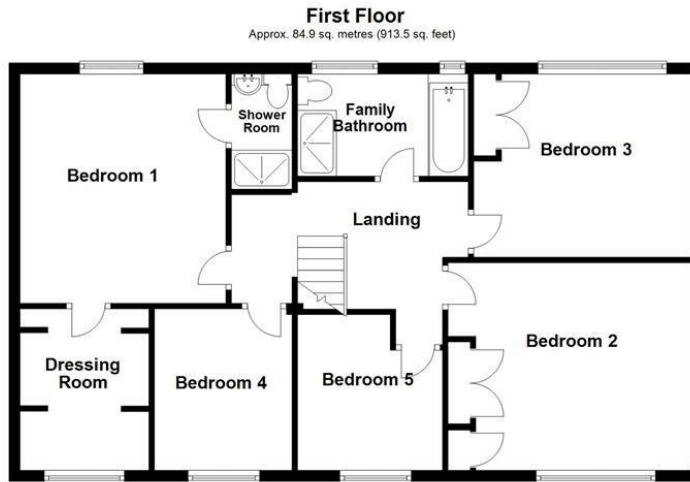
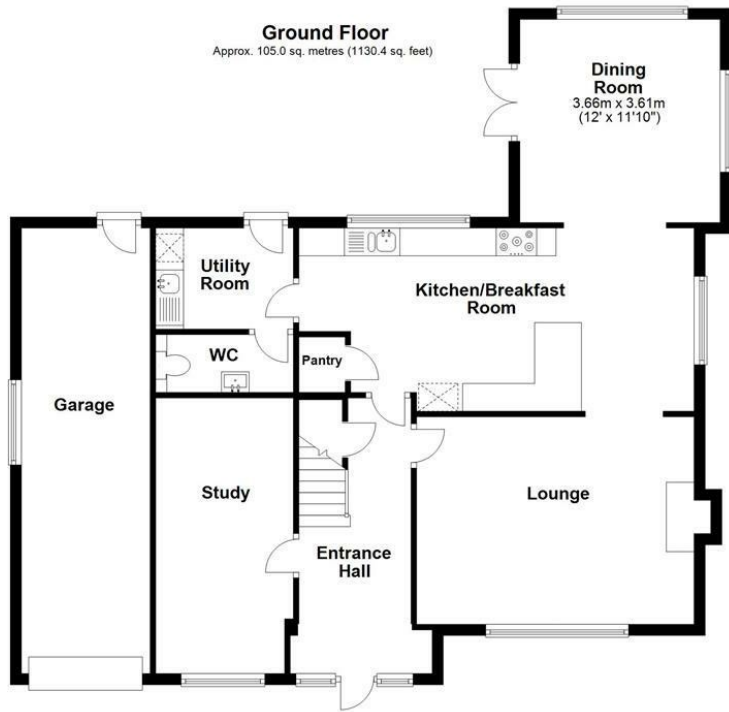
Viewing:

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

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Total area: approx. 189.9 sq. metres (2043.9 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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (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 |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

