



**12A Oakdene Close,  
Claverdon, Warwickshire, CV35 8PZ**

**Offers In The Region Of £640,000**



A well presented four bedroomed detached family home situated in the highly sought after location of Claverdon, on a quiet cul-de-sac and within walking distance to all amenities.

The property offers light and spacious living accommodation and briefly comprises; open plan living/dining and breakfast kitchen, utility room, family room, and downstairs shower room to the ground floor. On the first floor are four good sized bedrooms and family bathroom. The property further benefits from a garage, driveway parking for multiple vehicles, under-floor heating to the downstairs shower room, enclosed rear garden and UPVC double glazing throughout.

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)



Set back from the road behind a block paved driveway which provides parking for multiple vehicles and access to the garage. A timber gate provides pedestrian access to the rear of the property. A composite front door with exterior lighting opens into:-

### Entrance Hall

18'0" max x 5'10" max (5.5m max x 1.8m max)

With staircase rising to the first floor, radiator, door to the utility room, glazed doors to the lounge, kitchen and office/playroom, door opening into:-

### Downstairs Shower Room

5'10" x 5'6" (1.8m x 1.7m)

Tiled floor with underfloor heating, quadrant shower cubicle with electric 'Mira Sport' shower over, low level W.C. Wall hung wash hand basin with chrome mixer tap, tiling to splash backs, UPVC double glazed obscure window to the front, ladder style heated towel rail and extractor fan.

### Lounge/Dining Room

I shape 22'3" x 11'9" and 14'9" (I shape 6.8m x 3.6m and 4.5m)

UPVC double glazed Bow window to the front, two radiators, wall mounted T.V aerial and connection point, UPVC double glazed french doors with matching side panels opening out to the rear garden.

### Re-Fitted Breakfast Kitchen

I shaped 12'9" x 11'9" and 8'6" (I shaped 3.9m x 3.6m and 2.6m)

A range of wall, base and drawer units with granite work surfaces over and matching up-stands, integrated electric double oven, inset 1 1/4 stainless steel sink unit with chrome mixer tap, inset 4 ring electric hob with chrome chimney style extractor hood over, integrated dishwasher. Fitted breakfast bar with granite worktops over, base units below and power point. UPVC double glazed window overlooking the rear garden and UPVC double glazed obscure window to the side, vertical chrome radiator. An opening leads through to:-

### Utility Room

8'6" x 5'6" (2.6m x 1.7m)

Wall and base cupboard with roll top work surface over, space and plumbing for an automatic washing machine, space for an American Style Fridge/freezer, floor mounted 'Worcester Greenstar Heatslave' oil fired central heating boiler, tiling to splash backs, door to entrance hall, UPVC double glazed door providing side access to the front and rear of the property, ladder style radiator.

### Family Room

13'9" x 8'10" (4.2m x 2.7m)

With UPVC double glazed window to the front and radiator.

### First Floor

Hatch giving access to the loft with drop down ladder, doors to all bedrooms and bathroom, door to linen cupboard with fitted shelving.

### Bedroom One

13'1" max x 11'9" (4m max x 3.6m)

Deep fitted wardrobes with hanging rail and shelving, UPVC double glazed window to the front, radiator.

### Bedroom Two

12'9" x 11'9" (3.9m x 3.6m)

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

### Bedroom Three

8'10" x 8'6" (2.7m x 2.6m)

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

### Bedroom Four

8'10" x 8'2" (2.7m x 2.5m)

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

### Bathroom

8'10" max x 5'6" (2.7m max x 1.7m)

Three piece suite comprising; panel bath with central chrome mixer tap and hand held shower attachment over,







vanity unit with inset wash hand basin and chrome mixer tap, low level W.C. Shaving point, tiling to splash backs, UPVC double glazed obscure window to the rear, chrome ladder style heated towel rail.

### Rear Garden

Mainly laid to lawn with paved patio area, mature borders with a range of plants, shrubs and trees, bound on all sides with timber fencing. A timber gate provides side access to the front of the property. A UPVC double glazed door provides pedestrian access to the garage.

### Garage

16'4" x 10'2" min / 17'0" max (5m x 3.1m min / 5.2m max)

With electric up and over metal door, power and lighting, two UPVC double glazed windows to the rear and UPVC double glazed door giving pedestrian access to the rear garden.

### Additional Information

#### Services

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

#### Council Tax:

Stratford-upon-Avon District Council - Band E

Tenure: The property is freehold with vacant possession given on completion of sale.

#### Flood Risk:

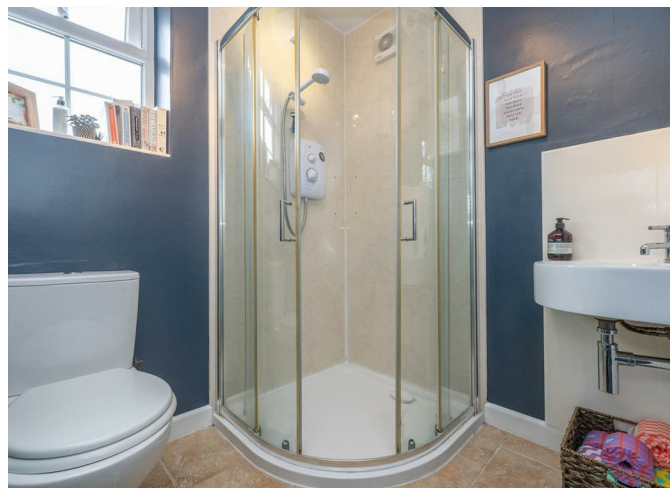
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit:  
<https://www.gov.uk/check-long-term-flood-risk>

#### Fixtures and Fittings:

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

#### Viewing

Strictly by prior appointment through John Earle on



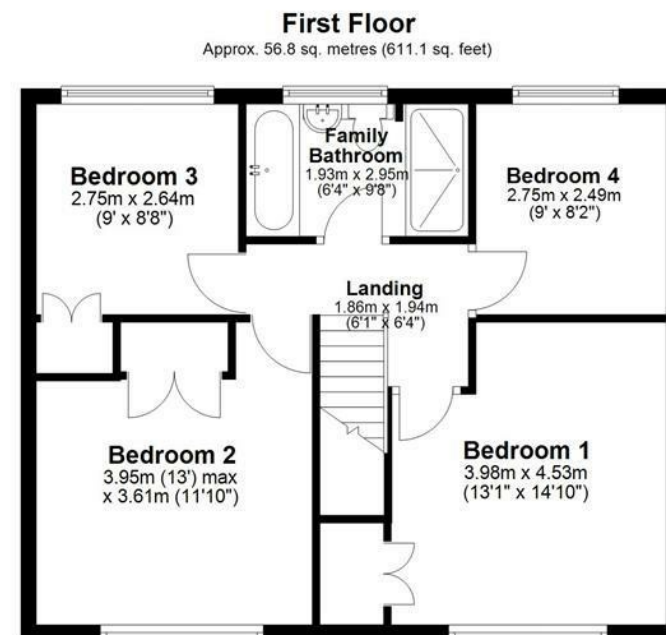
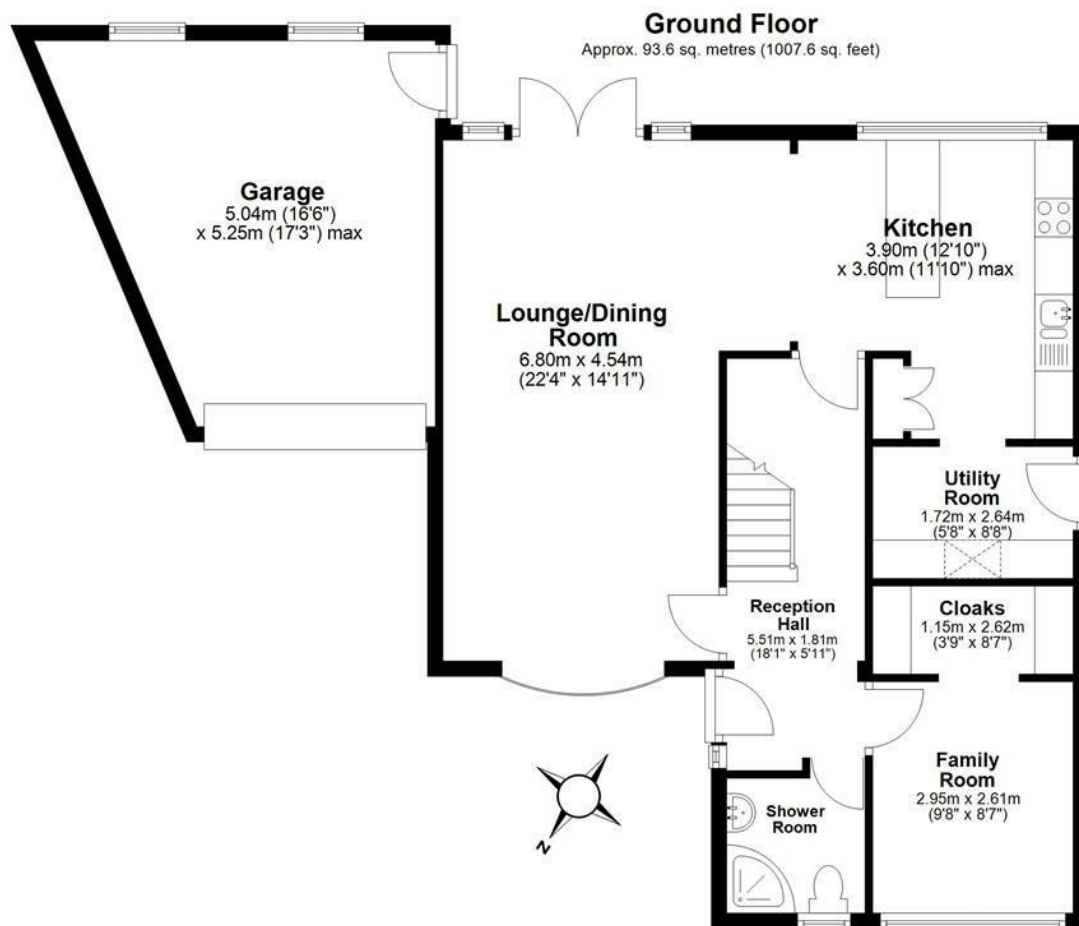
01564 794343.

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Total area: approx. 150.4 sq. metres (1618.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	57	
(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		71
(55-68) D	52	
(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