



Brooklands, Claverdon, Warwick





An excellent **single storey family home** in a 1.12 acre plot, with a double garage and annexe above.

Distances

Henley-in-Arden 2 miles, Warwick 6 miles, Warwick Parkway (trains to London Marylebone from 69 mins and to Birmingham from 36 mins), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles (all distances and times are approximate)

Situation

Brooklands is situated on the edge of Claverdon, which is an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, community store, fine parish church, public houses and the Ardencote Country Club with full leisure facilities.

Claverdon is excellently located for access to the motorway network. The attractive market town of Henley-in-Arden, about 3 miles away, has a good range of shopping and recreational facilities, including doctors and veterinary surgeries, public houses, restaurants and a primary school.



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3



Double

EPC

D

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band E



Stratford-upon-Avon, famed for its theatres and Shakespearean heritage, is readily accessible, as are Warwick and Leamington Spa. The area has golf courses, including the Ardencote and courses at Stratford-upon-Avon and Leek Wootton.

There is an excellent range of state, private and grammar schools in the area, including Warwick Foundation Schools, Stratford Grammar School for Girls and King Edward VI School for Boys.

The property

Set behind electric gates, Brooklands is a detached bungalow built in 1937, with later renovations and extensions. The property has a sizable plot, located within the highly sought after Warwickshire village of Claverdon. The property is located on a quiet lane and is surrounded by its own gardens and grounds.

The front door opens into a welcoming entrance hallway with wooden flooring and a useful store cupboard. The front reception room has two bay windows and a multi-fuel burner with alcove shelving and cupboards either side. Currently used by the owners as a snug/study, it would also make a great playroom. The main living space is located on the opposite side of the hallway and includes an impressive open plan kitchen/dining/family room with underfloor heating and karndean flooring. The spacious kitchen features a breakfast bar, quartz worktops and integrated appliances include a Neff double oven with combo microwave/oven, Bosch dishwasher, boiling tap, Neff induction hob and a Falmec E.Ion recirculating and purifying island extractor hood.

The dining area has a front aspect and bay window dressed with shutters, with plenty of space for a large dining table plus a separate living area. Double doors open from the kitchen into the spacious drawing room which has a dual aspect, inglenook fireplace with multi-fuel burner and French doors opening onto the garden. Located off the kitchen is the utility with several built in units, space and plumbing for a washing machine, a dog shower and door to the garden.



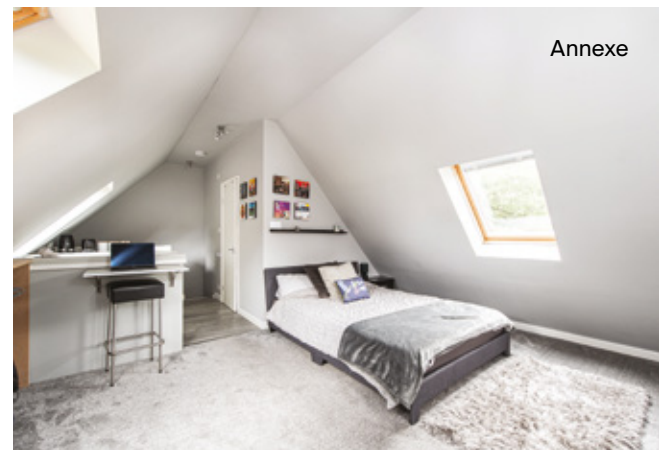






Principal bedroom with garden views, French doors to the garden, fitted wardrobes and en suite shower room with dual basins. Guest bedroom with en suite shower room and large double bedroom with dual aspect and bay window. Further double bedroom and family bathroom with separate shower.







Garden and grounds

The garden and grounds extend to 1.12 acres and are a particular feature of the property. An impressive terrace with porcelain tiling is a wonderful entertaining space and has a southwesterly-facing aspect. Steps lead to a wooden deck area (also accessible from the master bedroom) and further steps to an additional seating area under a pergola.

The remaining garden is laid to lawn and wraps around two further sides of the property with a gravelled pathway leading around the house. There are several established trees on the plot including a weeping beech tree and an oak tree in the front garden.

There is plenty of parking on the front gravelled driveway and the detached double garage plus storage area has an internal staircase (and separate rear access) leading upstairs to the annexe which comprises of a double bedroom, kitchenette and shower room.

Services

Mains electricity, water and drainage are connected to the property. LPG central heating.



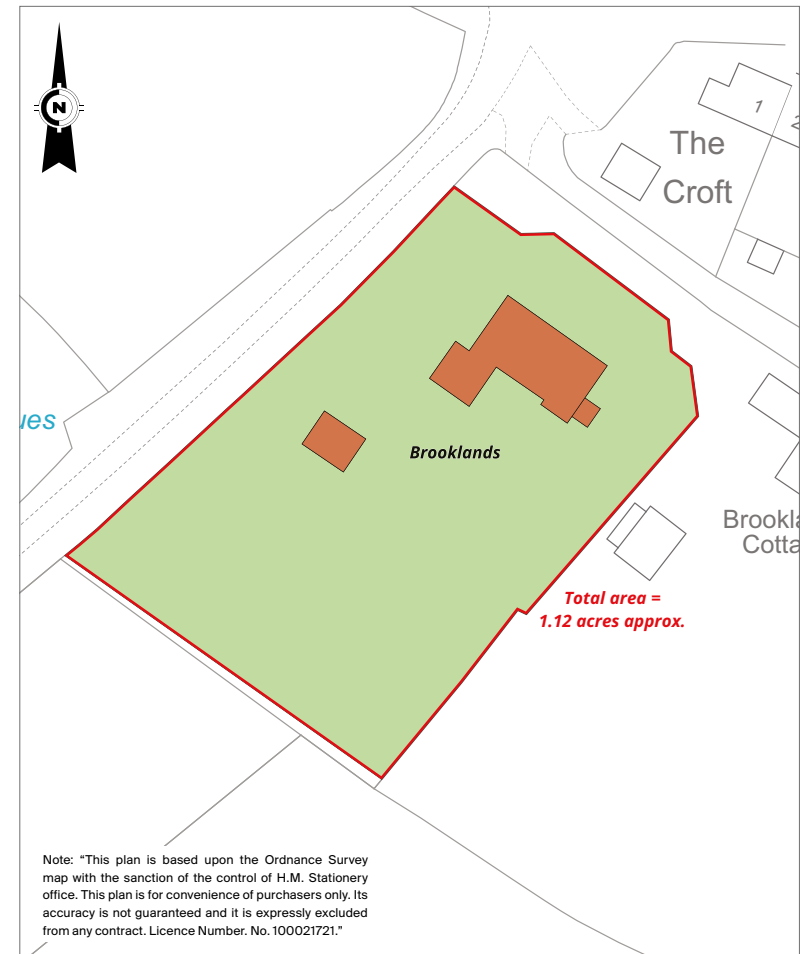


Directions (CV35 8PP)

What three words:///candy.shrimps.framework

Viewing

By prior appointment only with the agents.



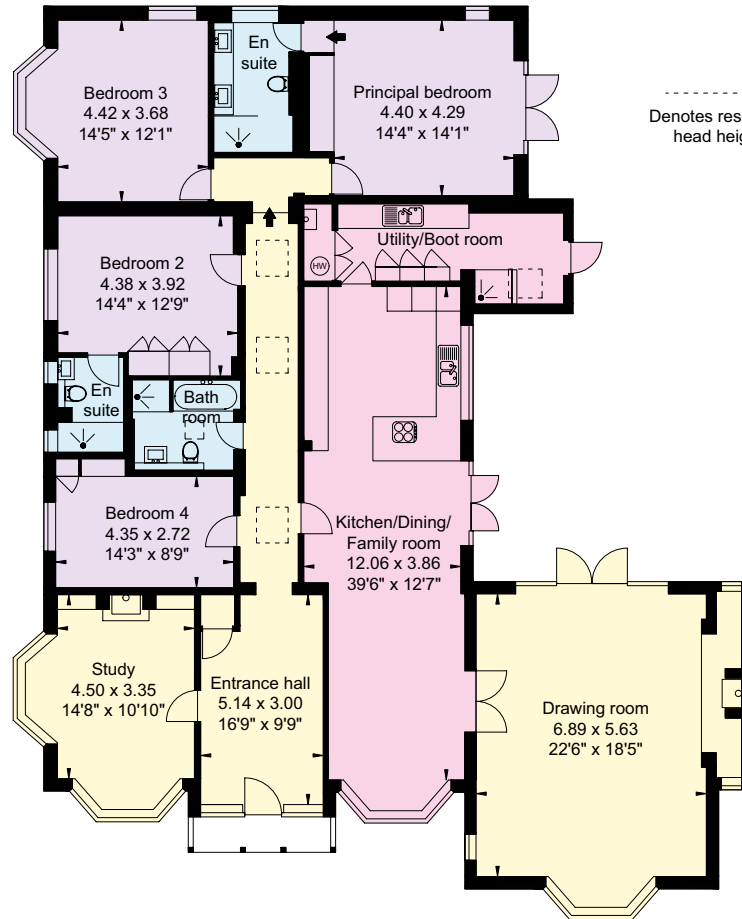
Approximate Gross Internal Floor Area

House: 249 sq m (2,682 sq ft)

Garage/Annexe: 81 sq m (874 sq ft)

Total: 330 sq m (3,556 sq ft)

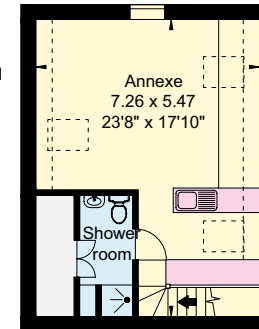
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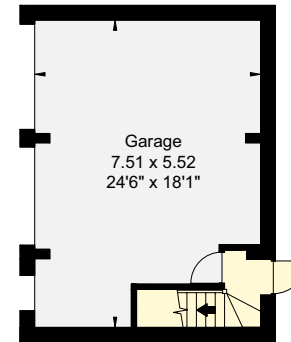
Denotes restricted head height



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding First Floor



Outbuilding Ground Floor

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

knightfrank.co.uk

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 03 April 2024
Our reference: STR012274893

Brooklands, Kington Lane, Claverdon, Warwick, CV35 8PP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of £1,250,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24