



4 Far Pool Meadow
Claverdon | Warwick | CV35 8PG

FINE & COUNTRY

STEP INSIDE

4 Far Pool Meadow

4 Far Pool Meadow is a large detached 5-bed family home in a peaceful, private cul-de-sac in the centre of the sought-after village of Claverdon, surrounded by beautiful countryside but conveniently close to the nearby towns of Warwick, Leamington Spa, Henley in Arden, and Stratford upon Avon. This lovely home is close to all local amenities, including the train station with links to London Marylebone, and Birmingham, and direct trains to Stratford upon Avon and Warwick. The local primary school is also within walking distance. Perfectly located within the rural village of Claverdon you are surrounded by country walks and bridle ways, a local pub, sports field, village hall and church.

Step inside

A spacious tiled hallway leads through to a large dual-aspect lounge with a feature fireplace and patio doors leading out onto the terrace and garden beyond. The owners have updated the kitchen with quartz worktops sitting upon shaker style units and a large central island. Integrated Neff appliances include a double combi oven/microwave, and a large induction hob in the central island with a ceiling extractor as well as a dishwasher and fridge/ freezer with a useful additional under-counter freezer. The kitchen/diner is perfect for entertaining with plenty of space for a big dining table and chairs to one end and double doors opening out onto the patio terrace. A separate utility room with Belfast sink houses the washing machine and tumble dryer with a back door leading to the garage and garden. Another room off the hallway at the front of the house offers a great space for a home office or music room. A downstairs W/C with a wash-hand basin completes the downstairs accommodation.





SELLER INSIGHT

“Nestled in a prime location, this home becomes an enchanting haven for both equestrian enthusiasts and those desiring the amenities of nearby towns. The seller passionately expresses, “Location was the initial draw, a fantastic area for one horse mad child and the other who appreciated the facilities of the nearby towns.”

Step into an appealing outdoor living experience as the patio becomes a sanctuary on summer evenings. The seller reflects, “I love sitting on the patio on a summer’s evening as the sun goes down—a real sun trap that isn’t overlooked. The road is peaceful, and I feel totally safe.”

The interior of this home unfolds as a versatile haven, with the seller describing it as “light and airy, with large rooms for socializing.” The spacious design seamlessly flows from room to room, providing privacy in its five bedrooms. It effortlessly accommodates the ever-changing needs of a growing family.

Natural light becomes an integral part of the home’s charm, starting with the kitchen as the seller fondly notes, “Watching the sunrise in the kitchen.” Throughout the day, sunlight bathes the space, creating a delightful ambiance on the patio and a perfect reading nook on the landing.

This home is more than a residence; it’s a community hub. The seller shares, “It was a fantastic house to raise our family, plenty of space with large enough rooms to enable the children’s friends to visit from when they were young through to teenage years.” Engaging in local clubs and activities ensures a strong sense of community, with friendly neighbours and a variety of events.

Beyond the property lines, this home offers a recreational paradise. The village boasts safe footpaths, ideal for walks without encountering traffic. Horse lovers will find joy in the numerous livery yards and safe bridle tracks. The sports field, a few hundred meters away, hosts clubs for football, and cricket, providing activities for all ages. The renowned Claverdon Rugby Club is situated on the edge of the village which draws players from all over the region.

Education excellence is another facet of this remarkable location. The village school is a mere 8-minute safe walk, with convenient transport connections to renowned senior schools in Henley, Stratford, Solihull, Alcester, Warwick, and Leamington.

Reflecting on over 20 years in this cherished family home, the seller shares, “We only planned to stay for a couple of years but ended up staying over 20 years.” It’s not just a house; it’s a canvas for a vibrant and fulfilling lifestyle—a testament to comfort, community, and the enduring joy of family living.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Second Floor

Stairs lead up to a generously sized, light and airy landing providing access to five bedrooms and two bathrooms. The large main bedroom has plenty of built-in wardrobe space as well as an en-suite bathroom complete with a bath, a separate shower, and sink. A Jack and Jill style bathroom with bath, separate shower, and sink serves as the family bathroom off the landing, as well as being accessed from bedroom two. Three further bedrooms complete the upstairs accommodation.







Outside

The property has a well-maintained private garden to the rear with a patio terrace and corner seating area. The property also benefits from a double garage with the potential to create a home office, studio, or gym overlooking the garden, a driveway with parking for 4 vehicles, and an electric car charging point.





LOCATION

Claverdon is a beautiful and highly regarded Warwickshire village, superbly located for the nearby towns of Warwick, Leamington Spa, Henley-in-Arden and Stratford-upon-Avon all of which offer a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church and a public house. The national rail and motorway networks are also close by as is Birmingham International Airport. The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a full range of leisure facilities and there are further courses nearby at Snitterfield, Stratford-upon-Avon and Leek Wootton. Claverdon station 1 mile (trains to London, Warwick, Leamington Spa and Stratford-upon-Avon) Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes and to Birmingham from 36 minutes), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles, Birmingham 20 miles (distances and times approximate).





Services

Mains water, electricity and drainage are understood to be connected to the property. The property has oil fired central heating. The property benefits from an electric car charging point.

Mobile Phone Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: Superfast broadband speed is available in the area, with predicted highest available download speed of 80 Mbps and highest available upload speed 20 Mbps – we advise you to check with your provider.

Tenure

Freehold

The property has a maintenance charge of £250 a year for maintenance of the private road and garden area opposite the house.

Directions

Postcode: CV35 8PG / what3words: www.what3words.com///renamed.seashell.petty

Local Authority

Name: Stratford on Avon
Council Tax Band: G

Viewing Arrangements

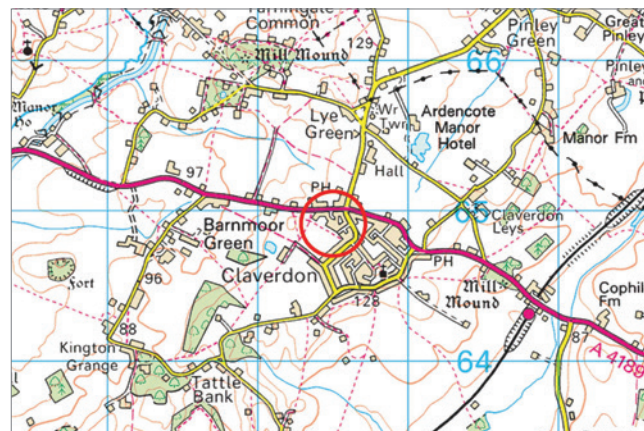
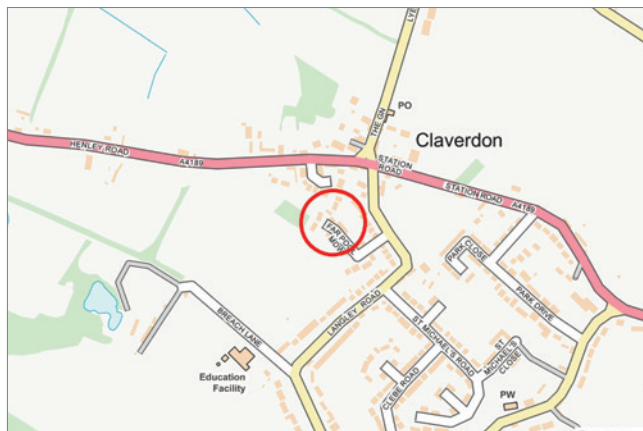
Strictly via the vendors sole agents Fine & Country on 01926 455950.

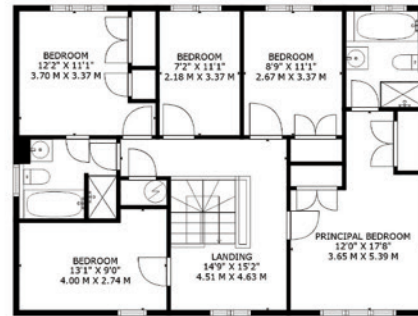
Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

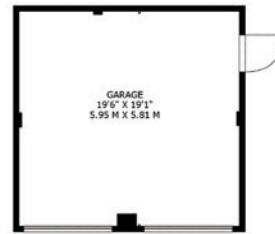
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only





FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Guide price £890,000



GROSS INTERNAL AREA: 2027 sq ft, 188 m²
 GARAGE TOTAL: 374 sq ft, 35 m²

OVERALL TOTALS: 2401 sq ft, 223 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 14.02.2024





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