



Springfield
Station Road | Claverdon | Warwick | Warwickshire | CV35 8HF

FINE & COUNTRY

STEP INSIDE

Springfield

Springfield is an immaculately presented family home, sitting on a generous plot, offering huge potential for further development subject to the relevant planning permissions. The accommodation offers four bedrooms, an amazing open plan kitchen/dining room and conservatory off one of the living rooms. Outside there are ample parking spaces for several vehicles, a garage, and multiple outside spaces for entertaining and relaxing. This property must be seen to be fully appreciated.

Ground Floor

You are immediately greeted with the character and charm of this fabulous home that has been modernised throughout. This deceptively spacious period cottage has three reception rooms including two spacious living rooms. The first living room being accessed from the entrance hall, with exposed beams and an open-tread staircase to the first floor. Through to the left leads you to the second cosy living room, with a log burning stove, access through to the conservatory and offers endless possibilities for entertaining and leisure.

The conservatory is a fabulous addition to the ground floor with doors out to the private courtyard garden.

The stylish kitchen is the heart of this home and extremely well equipped with ample storage. With granite worktops, central island with breakfast bar, multiple built in appliances including wine cooler and black gloss finished wall and base units it's definitely a kitchen to be proud of.







First floor

Up the stairs to the first floor there are four bedrooms. The principal bedroom has built in wardrobes, views over Claverdon park and an immaculately presented en-suite bathroom with his and hers sinks. The remaining three bedrooms benefit from built in storage and are served by the striking family bathroom with large walk in shower.







Outside

The grounds of this wonderful period cottage are in a fantastic position offering multiple areas to entertain and relax. The main garden, which is behind the gravelled driveway, is beautifully landscaped and currently has the most fabulous bar and multiple seating areas. The property offers a separate courtyard garden with ample space for dining. You can access it directly from the kitchen and conservatory. This property offers both privacy and ample outdoor space. There is further outdoor space leading through a private gate, through to Claverdon park from the courtyard garden. There is a useful outbuilding, great for storage, a single garage and the driveway provides parking for several cars.





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 public houses. 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 range full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, 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, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is gas.

Mobile Phone Coverage – 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability – FTTC Superfast Fibre Broadband is available in the area; we advise you to check with your current provider.

Tenure – Freehold

Directions - Postcode: CV35 8HF/ what3words: ///badminton.acoustics.horizons

Local Authority: Stratford upon Avon District Council

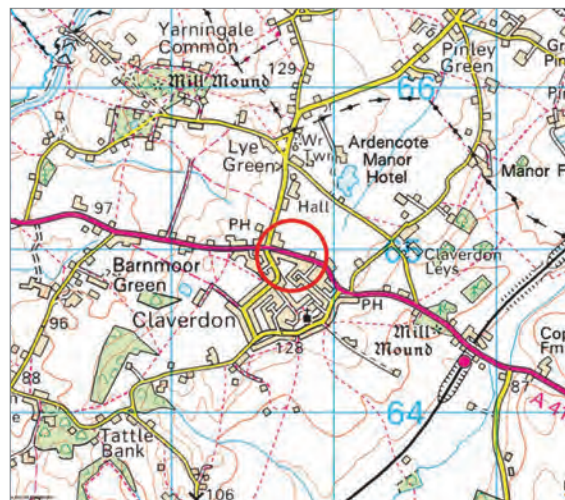
Council Tax Band: F

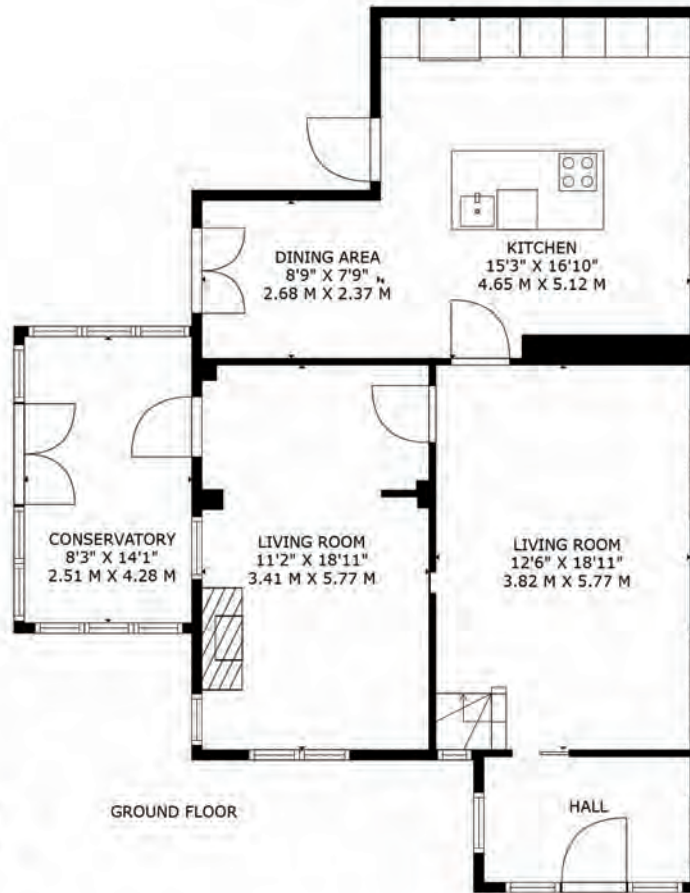
Viewing Arrangements

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

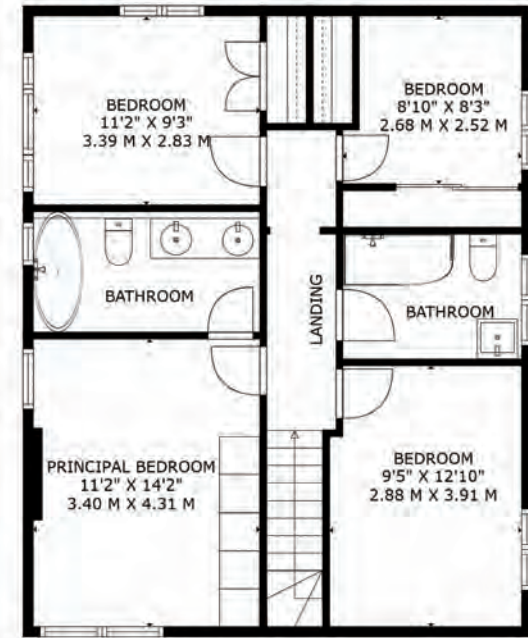
Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

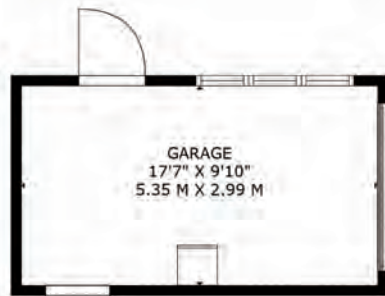




GROUND FLOOR



FIRST FLOOR



GARAGE
17'7" X 9'10"
5.35 M X 2.99 M

GROSS INTERNAL AREA: 1695 sq ft, 157 m²
GARAGE: 173 sq ft, 16 m²

OVERALL TOTALS: 1868 sq ft, 173 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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. For a free valuation, contact the numbers listed on the brochure. 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 19.08.2024





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