

Peter Clarke



Fairlawn, Park Drive, Claverdon, Warwick, CV35 8HG

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## Ground Floor

Floor area 164.2 m<sup>2</sup> (1,767 sq.ft.)

## First Floor

Floor area 24.2 m<sup>2</sup>  
(261 sq.ft.)

## Annexe

Floor area  
16.7 m<sup>2</sup> (180  
sq.ft.)

## Outbuilding

Floor area 11.7 m<sup>2</sup>  
(126 sq.ft.)

**TOTAL: 216.8 m<sup>2</sup> (2,333 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Incredibly Adaptable Detached Home
- Stunning Village Location
- Four Double bedrooms
- Three Bath/Shower Rooms
- Two Reception Rooms
- Beautiful Dining Kitchen, With Additional Modern Kitchen & Utility
- Annexe Comprising Bedroom, Kitchenette & Shower Room
- Driveway Parking For Six Vehicles
- Outstanding Gardens To Front & Rear
- EPC Rating D



Offers In Excess Of  
£800,000

An incredibly well presented, spacious and extremely adaptable family home situated on this quiet lane in the heart of the stunning Warwickshire village of Claverdon. This wonderful home is located within easy reach of the local tennis club, doctors surgery, village shop, the Red Lion pub and local train station.

The versatile accommodation lends itself perfectly to multigenerational living and has fantastic internal accommodation comprising entrance hall, large dining kitchen, utility room, living/dining room, further sitting room and additional kitchen. Further to this are three ground floor double bedrooms and stunning family bathroom with a further modern shower room and an additional first floor double bedroom with luxury en-suite shower room.

Outside the property benefits from a fantastic annexe comprising bedroom, kitchenette and shower room which would equally make a brilliant home office if so desired. Beautifully kept and spacious, private gardens to both front and rear elevations, a large driveway parking area and carport (with electric charge port) capable of accommodating up to six vehicles and a useful timber constructed workshop with power and lighting.

#### Approach

Approached from Park Drive via the private driveway, which leads up to a wrought iron styled garden gate, this then opens onto the fabulous lawned fore garden where the paved footpath leads up to the front door.

#### Entrance Hall

The open plan hall gives access to the living/dining room, dining kitchen and utility.

#### Dining Kitchen

The stunning dining kitchen comprises a range of hand painted wall and base mounted units with contrasting granite work tops over and benefits from an integrated full size dishwasher, counter top mounted one and a half bowl sink and drainer and space provided for a freestanding American style fridge freezer, in addition there is a free standing electric Rangemaster cooker available under separate negotiation. The Kitchen also boasts a versatile central island and pantry storage cupboard and provides more than enough space for informal dining for up to six. The picture is completed by by-fold doors to front and side elevations opening directly onto the dining terrace and providing stunning views over the lawned garden.

#### Living & Dining Room

Also accessed from the hall is a large reception room which is currently being utilised as a living room, but provides more than enough space for dining furniture too. Boasting high grade vinyl flooring, a beautiful centrally mounted feature fireplace with log burner, a side facing double glazed window and having double doors opening to the rear hallway, with a further door located in the paneled wall opening into the second bedroom.

#### Utility Room

Accessed from the hall, this useful and well proportioned utility provides space and plumbing for both washing machine and tumble dryer.

#### Inner Hall

The generous hall leads from the living/dining room and gives way to two ground floor bedrooms and the family bathroom and has stairs rising to the first floor principal suite.

#### Bedroom Three

A good double room with rear facing double glazed window overlooking the rear garden.

#### Bedroom Four

The fourth bedroom is currently set out as a nursery, but can easily accommodate a double bed and has a side facing double glazed window.

#### Family Bathroom

A beautifully presented and well proportioned modern bathroom comprising a three piece suite with a low level W.C, pedestal wash hand basin and panelled bath with mains fed shower over. The picture is completed with stunning metro tiling to all splash back areas and marble style tiling to the floor with an obscured window to the rear elevation.

#### Bedroom One

This large double bedroom is accessed via a private staircase from the inner hall and comprises a large bedroom area with ample room for storage furniture and dressing and stunning luxury en-suite shower room.

#### Luxury En-Suite

This beautiful luxury en-suite shower room has a modern white suite comprising walk in shower, low level W.C and wall mounted wash hand basin with useful vanity storage beneath, stunning marble style tiling to wall and all splashbacks, a centrally heated towel rail and obscured window to the rear of the property.

#### Bedroom Two

Accessed from the main living room via a concealed double door is the beautifully presented double bedroom with lovely







wood paneling , front facing double glazed window overlooking the lawned garden, and having further internal door opening into the rear hallway.

#### Hall

The incredibly spacious rear hall allows this side of the property to be used independently from the main body of the house and has a side facing entrance door leading from the paved side footpath, with doors leading to a secondary kitchen and a beautifully presented shower room.

#### Shower Room

Another incredibly well presented shower room comprising a white suite with low level W.C, enclosed shower cubicle with mains fed shower and vanity unit mounted wash hand basin. The shower room also benefits from ceramic tiling to the floor and all splashback areas and has a front facing double glazed window.

#### Second Kitchen

This incredibly well presented and modern second kitchen is accessed from the rear hallway and comprises a range of contemporary shaker style units with contrasting granite worktops over and integrated appliances including counter top mounted hob, overhead extractor and electric double oven. this wonderful kitchen also boasts a centrally mounted island with breakfast bar and features contemporary floor tiling and opens up into the spacious sitting room.

#### Sitting Room

This versatile reception room provides ample space for both living and dining furniture, but could easily be adapted to create an additional bedroom suite if so desired. This wonderful space features rear facing double glazed window and further side facing french doors opening out onto the stunning rear dining terrace. Further to this is a large double fronted doors which open into a fantastic utility cupboard with countertop, storage shelving and space and plumbing for both washing machine and dryer.

#### Outside

To the front of the property accessed from Park drive is a large driveway providing off road parking for upto six vehicles, this includes a timber framed carport area with electric car charger. Whilst along side the carport is gateway opening into the incredibly presented, lawned and walled garden. Whilst also accessed from the driveway is an incredibly useful and adaptable timber workshop benefitting from front facing window as well as power and lighting.

#### Front Garden

This beautifully maintained and lawned garden is part walled with well stocked plant and shrub borders and beds, with a large paved dining terrace and pergola creating an ideal BBQ space and further raised block paved dining area accessed directly from the kitchen via the bi-fold doors to two sides. From here you can access the annexe and the rear garden via the paved footpaths to both sides of the property.

## Annexe

This wonderful and adaptable annexe is currently being used as a guest bedroom and Airbnb. It comprises a well proportioned bedroom space that can easily accommodate a double bed, this also boasts a double fronted built in wardrobe and opens up to a kitchenette area. Sitting alongside the kitchenette is a modern fitted shower room. This versatile annexe space would equally make an outstanding home office, treatment room, hobby room or gym.

## Rear Garden

A stunning split level paved, terrace garden benefitting from multiple raised beds and fence enclosed to three sides. This is accessed from the rear sitting room and has side access paths to both side elevations leading from the front garden.

## General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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