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Ridgeway Cottage, 2 The Green, Claverdon, Warwick

Price Guide £335,000



A most charming and attractively presented Grade II listed cottage, situated in the heart of Claverdon Village. Attractive sitting room, open dining kitchen with a garden room off, two bedrooms, bathroom, delightful cottage style gardens enjoying a southerly aspect and access to the brick built garage.

Location

The desirable village of Claverdon is situated approximately 5 miles from the county town of Warwick and 6 miles north of Stratford upon Avon. Although the village is surrounded by glorious rolling

countryside with its many footpaths and bridleways, major employment centres are within easy driving distance, as is junction 15 of the M40 motorway and Warwick Parkway Station, on the Chiltern line to London Marylebone.

The village benefits from a Medical Centre with a dispensary, Community shop, village football and cricket teams, tennis club, public house, thriving Parish Church and community centre, two children's nurseries and the very popular Claverdon Primary school.

Approach

Through the entrance door with bullseye pane into:

Sitting Room

13'9" x 12'9" (4.21m x 3.90m)

Coir matt, wood effect floor, impressive focal point Inglenook fireplace with a fitted solid fuel stove (heating the domestic water and firing the radiators). Ceiling and wall beams, dresser/display unit to the alcove with low-level storage cupboards, radiator, under-stairs storage cupboard with power, useful shelved cloaks storage cupboard and a secondary glazed window to the front aspect.





Dining Kitchen

13'1" x 10'0" (4.01m x 3.05m)

Range of matching base and eye level units, enamel single drainer sink unit with mixer tap and rinse bowl. Complementary worktops and tiled splashbacks, pelmet lighting. Beko electric oven and ceramic hob, space and plumbing for washing machine, integrated fridge/freezer. Wood effect floor, downlighters, radiator, exposed timbers and ceiling beams.

Garden Room

9'11" x 6'3" (3.04m x 1.91m)

Wood effect floor, vertical electric radiator, roof light, downlighters, double-glazed roof lantern and sealed unit glazed double, double opening doors with matching side screens provide views and access to the rear garden.

From the Living Room, a feature glass panel staircase rises to:

First Floor Landing

Exposed timbers, natural light window, downlighters. Doors to:

Bedroom One

12'9" x 8'8" widening to 9'11" (3.90m x 2.66m widening to 3.04m)

Built-in range of wardrobes and storage cupboards, exposed ceiling and wall beams, multi-paned window to front aspect with secondary glazing, and two radiators. Built-in Airing Cupboard housing the lagged hot water tank.





Bedroom Two

10'4" x 7'6" (3.16m x 2.31m)

Radiator, double door storage cupboard, double glazed window to rear aspect, exposed beams and a part angled ceiling.

Bathroom

White suite comprising bath with mixer tap and telephone style shower attachment and shower system over with fixed shower head. Vanity wash hand basin with storage cupboard below, WC with push button cistern. Chrome heated towel rail,

downlighters, wood effect floor, part angle ceiling with a double glazed window to the rear aspect.

Outside

Brick Built Garage

16'7" x 8'5" (5.06m x 2.58m)

Approached via a driveway and parking forecourt to the right-hand side of the cottages, including concrete floor, up and over door, power and lighting points, and side access door to rear garden. Power and light.



Rear Garden

Which is a particular feature of the property. Paved terracing and a tiered patio with brick retaining wall, Steps rise to lawned gardens with mature stocked beds. There is an additional stoned seating area to the rear and the gardens are enclosed on all sides and enjoy a sunny southerly aspect. There are external two power sockets and an outside tap. Access to the garage.

Tenure

The property is understood to be Freehold, although





we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "D" - Stratford upon Avon District Council

Postcode

CV35 8LL



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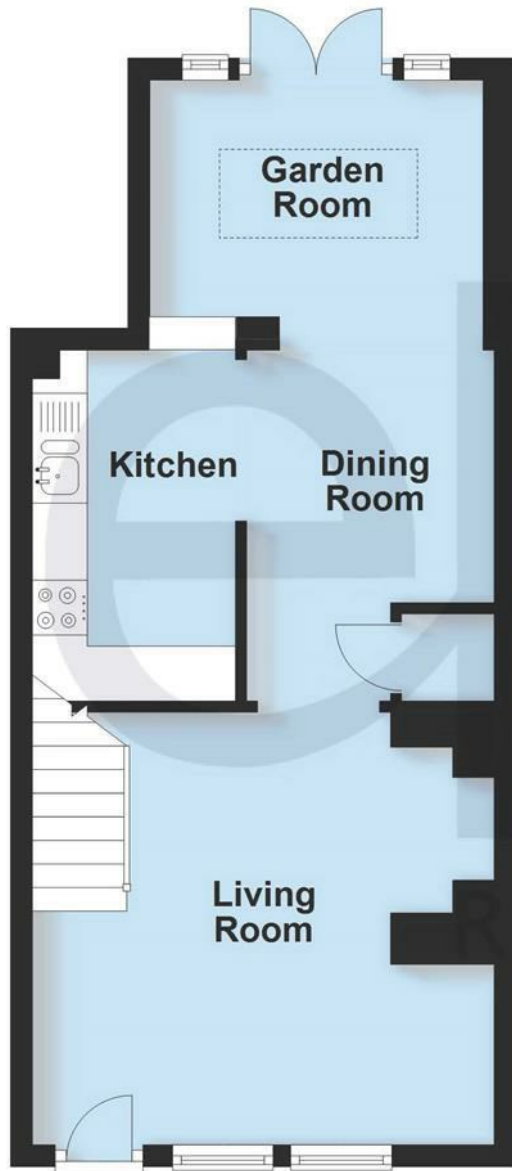
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 68.6 sq. metres (738.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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