





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

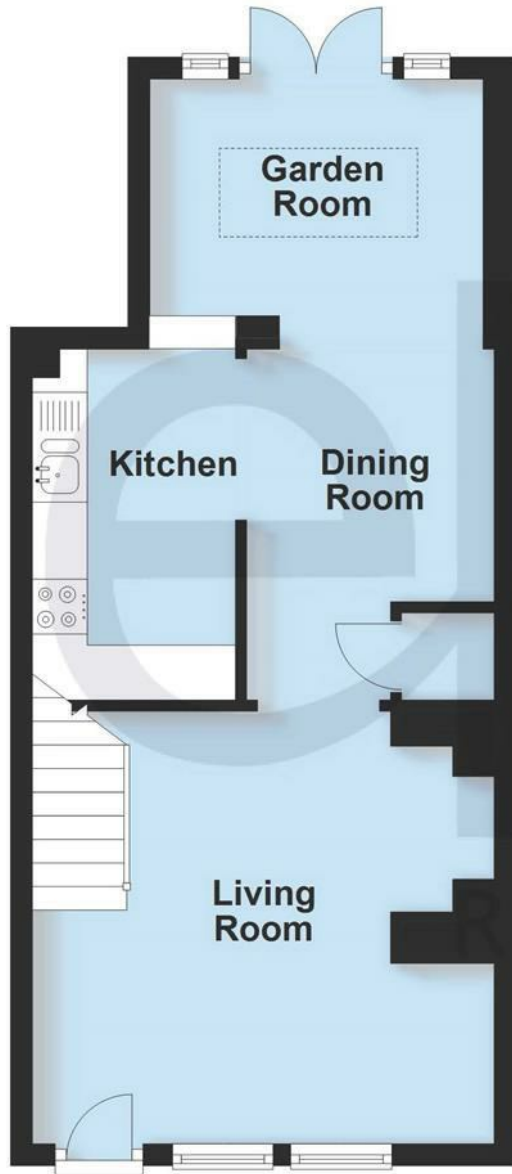
#### Postcode

CV35 8LL



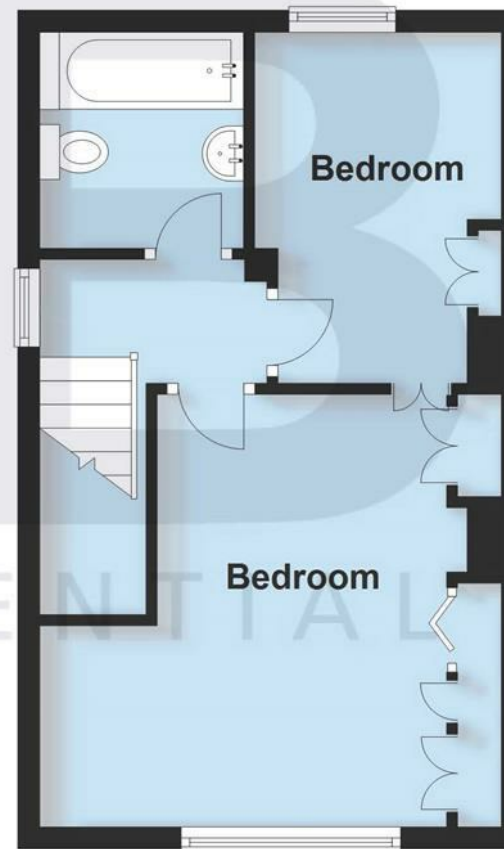
## Ground Floor

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

**ehB**  
RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

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

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

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.