







This is a rare opportunity to purchase a spacious detached-family home in the heart of Claverdon. The property overlooks the recreation area and cricket pitch. Some modernization is needed. The accommodation includes an entrance porch & hall, cloakroom, living room, open-plan dining room with sitting area, kitchen, breakfast room, cloaks/utility, and a versatile side annexe with a separate entrance, reception/bedroom, kitchenette, and shower room. There are four first-floor bedrooms, a modern bathroom, an extensive driveway, a garage, and a sizable established rear garden with a southerly aspect. The property is offered with No Upward Chain and has an energy rating of E.

#### 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, a Community shop, village football, and

cricket teams, a tennis club, two pubs, a thriving Parish Church and community centre, two children's nurseries, and the popular Primary school.

#### Approach

Through sliding patio doors into:

#### Entrance Porch

Tiled floor and a part glazed entrance door leads to:

#### Entrance Hall

Built-in Cloaks/Storage Cupboard, wood strip floor, radiator, staircase rising to First Floor Landing. Door to Living Room and a multi-panelled door to:







#### Cloakroom

WC with Saniflo system, wash basin, extractor fan and under-stairs storage.

#### Living Room

16'6" x 13'3" (5.05m x 4.04m)

Working open fireplace, two radiators, double glazed window to front aspect. Double doors to:

#### Dining Room

16'6" x 10'7" (5.03m x 3.25m)

Radiator, double-glazed window to rear aspect, multi-paned door to the kitchen and a wide wide opening to:

#### Sitting Area

16'6" x 10'7" widening to 18'0" (5.03m x 3.25m widening to 5.50m)

Radiator, double-glazed window to rear aspect and double-glazed sliding patio doors provide access to the rear garden.

#### Kitchen

10'7" x 10'1" (3.23m x 3.09m)

There is a range of base and eye-level units with wooden worktops, a ceramic single-drainer sink unit with a mixer tap and a rinse bowl. Additionally, there is a built-in AEG electric oven and Bosch induction hob, as well as space

and plumbing for a dishwasher. You'll also find a double-glazed window overlooking the gardens, and double doors revealing the Worcester oil-fired boiler.

#### Breakfast Room

14'1" x 8'0" (4.31m x 2.46m)

Wooden floor, radiator, door to Garage, double glazed window to side aspect with secondary glazing, part glazed casement door to rear aspect. Door to:

#### Utility/Cloaks

8'3" x 5'2" (2.54m x 1.59m)

WC, pedestal wash hand basin, worktop with inset sink





unit with base unit beneath, space and plumbing for washing machine, radiator, tiled floor and double-glazed windows.

From the Dining area, a door leads to a self-contained annexe.

#### Inner Lobby

Double-glazed window to the rear aspect, opening to a Shower Room and Bedroom

#### Shower Room

WC, pedestal wash hand basin, shower area with shower system, shaver point, fully tiled walls and a double glazed window.

#### Bedroom/Living Room

18'4" x 10'5" (5.61m x 3.19m)

Radiator, double-glazed window to front and side aspects, a double-glazed entrance door allows separate access from the front and driveway. Door to:

#### Kitchenette

6'11" x 6'0" (2.13m x 1.83m)

Base and eye level units, single drainer sink unit with worktops, space for fridge/freezer and double glazed windows to the side and front aspects.

#### First Floor Landing

Built-in airing cupboard, access to roof space, and double-glazed window to the side aspect. Doors to:

#### Bedroom One

15'2" x 10'8" (4.63m x 3.27m)

Built-in full height mirror fronted sliding door wardrobes, radiator, door providing access to roof storage space being boarded, double glazed window to rear aspect.

#### Bedroom Two

10'0" x 9'6" (3.07m x 2.92m)

Built-in mirror-fronted sliding door wardrobes, radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

16'3" x 8'5" (4.97m x 2.57m)

Pedestal wash hand basin radiator and double-glazed window to front and rear aspects.





#### Bedroom Four

8'7" x 7'11" (2.64m x 2.43m)

Radiator, double glazed window to front aspect.

#### Modern Bathroom

Modern white suite consisting of a bath with a Mira shower over and a glazed shower screen, a wall-hung wash basin with drawers beneath, a WC, a radiator, a shaver point, a chrome heated towel rail, and a double-glazed window to the rear aspect.

#### Outside

There is a generous driveway, bordered by mature hedges, providing access to the rear garden and garage.

#### Garage

21'9" x 8'4" (6.63m x 2.55m)

Having an electric roller shutter door and power and light.

#### Generous Sized Rear Garden

Which is an excellent feature of the property, with a sunny aspect. There is a paved patio, spacious lawns with a mature Apple tree, an outside tap, and gated side access for pedestrians.

#### 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 except 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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" - Stratford District Council

#### Postcode

CV35 8PU

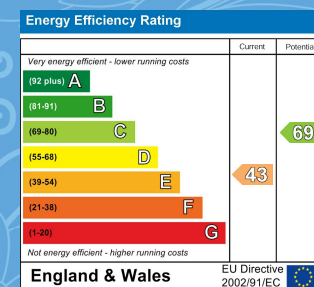


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## Ground Floor

Approx. 121.0 sq. metres (1302.9 sq. feet)



## First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 181.4 sq. metres (1952.0 sq. feet)

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

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