







A charming three-bedroom character cottage in a delightful location, offering open views to the Parish Church at the rear. The accommodation comprises an entrance hall, living/dining room, fitted breakfast kitchen, utility room, ground floor shower room/WC, main bathroom, oil-fired heating, driveway, established gardens to the side and rear, and a versatile garden room/office/man cave. Early inspection is highly recommended. The energy rating is F.

#### 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 the entrance door with bull eye pane into:

#### Entrance Hall

The oak finish floor has a coir mat, period style radiator, ceiling beam, and a latched door revealing an understairs storage cupboard. Stairs rise to the First Floor and further doors to:

#### Living/Dining Room

21'9" x 13'7" narrowing to 9'0" (6.64m x 4.15m narrowing to 2.76m)

The room's main focal point is the fireplace, which has an







inset multi-fuel stove, set on a quarry-tiled floor with a brick surround and oak mantel. Matching flooring, two-period style radiators, ceiling beam, custom-made book/display shelving, wall lights, double-glazed windows to the front and side aspects, and double-glazed French doors provide views and access to the rear garden.

#### [Breakfast Kitchen](#)

21'9" x 6'5" widening to 9'3" (6.64m x 1.98m widening to 2.82m)

Having an attractive range of matching units with beech worktops, ceramic single drainer sink unit with mixer tap and rinse bowl, complementary tiled splashbacks,

induction hob set on a granite surface with extractor unit over, Built-in electric oven and warming drawer with microwave over, integrated dishwasher and space for an American style fridge freezer, attractive dresser unit, downlighters, ceiling beams, wood effect floor, radiator, double glazed window to the front aspect and double glazed French doors provide access to the gardens. A latched door leads through to the Rear Lobby.

#### [Rear Lobby](#)

Wood effect floor,, stable door to rear garden, latched door to Cloaks/Shower Room, opening to:

#### [Utility Room](#)

Oak worktops with space and plumbing below for a washing machine and tumble dryer, power and lighting, wood effect floor and shelving.

#### [Cloaks/Wet Room](#)

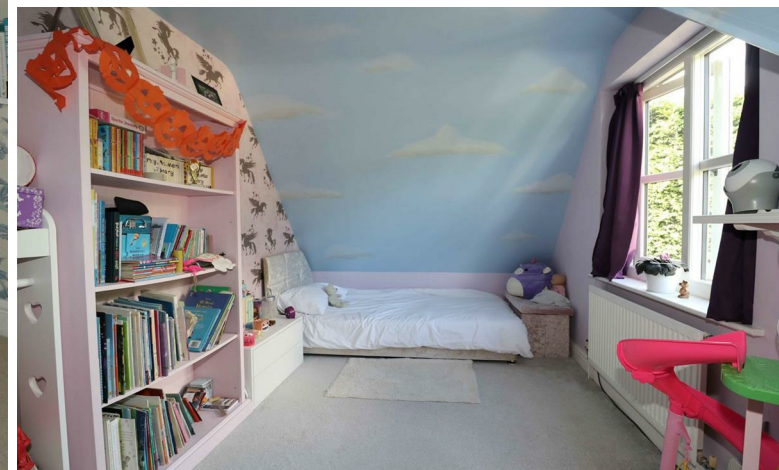
Having tiled walls and floor, W.C, wash hand basin, shower area with a Bristan shower system, extractor fan, downlighters, wall light point, chrome electric towel rail and a sealed unit double glazed window to rear aspect.

#### [Half Landing](#)

Stairs rising from the Entrance Hall to the half landing with a small flight of stairs rising in separate directions to:







#### Front Landing

Access to roof space, ceiling light point, built in Linen Cupboard and latched doors to:

#### Bedroom One

13'7" x 13'5" (4.15m x 4.11m)

Having a range of custom-built bedroom furniture which provides ample hanging rail, drawers and storage space, downlighters and radiator, double-glazed dormer window to the front aspect and an additional double glazed window to the side aspect,

#### Bedroom Two

12'5" x 10'2" narrowing to 7'2" (3.80m x 3.12m narrowing to 2.20m)

Ceiling light point, radiator and a double-glazed dormer window to the front aspect.

#### Rear Landing

Downlighters, built-in low-level storage cupboards with a display area over and a Velux double-glazed window to the rear. Latched doors to:

#### Bedroom Three

11'11" x 7'10" (3.64m x 2.40m)

Built-in double-door wardrobe, radiator and a double-glazed window to the rear aspect.

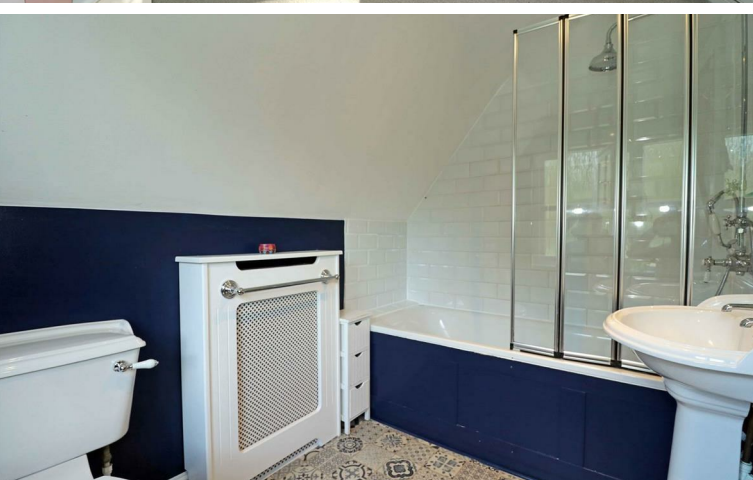
#### Bathroom

A white suite comprises a bath with a Bristan shower system over and folding shower screen, pedestal wash hand basin with complementary tiled splashbacks, W.C., electric chrome heated towel rail, extractor fan, shaver point, downlighters, and a double glazed window to the rear aspect.

#### Outside

There is a shallow enclosed front garden with a picket gate leading to the tiled canopy porch and entrance door. A five-bar gate to the side provides access to the good-sized driveway. A gated access leads to the rear garden from the driveway, and there is also access to the side garden.





#### Side Garden

Which is well-screened by mature hedging, enclosed on all sides, and laid to lawn, with a timber garden shed and a small kitchen garden area. Located at the end is an excellent, versatile Garden Office.

#### Garden Office

19'2" x 11'5" (5.85m x 3.50m)

This versatile room has a wood effect floor, power and light, and soundproofed with double-glazed windows.

#### Rear Garden

The property features a spacious paved patio area, perfect

for hosting gatherings. Steps lead up to a section of lawn with well-maintained flower beds and borders. Additionally, the outdoor space is equipped with external lighting and a convenient outdoor tap. It's worth noting that the current owners of Mistletoe Cottage rent a parcel of land adjacent to the garden, which is owned by the Church of England. While there is a possibility that this arrangement can continue with the new owners, it's not guaranteed.

#### Services

Mains electricity, water and drainage are understood to be connected. Heating is by way of an oil fired system. NB We

have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

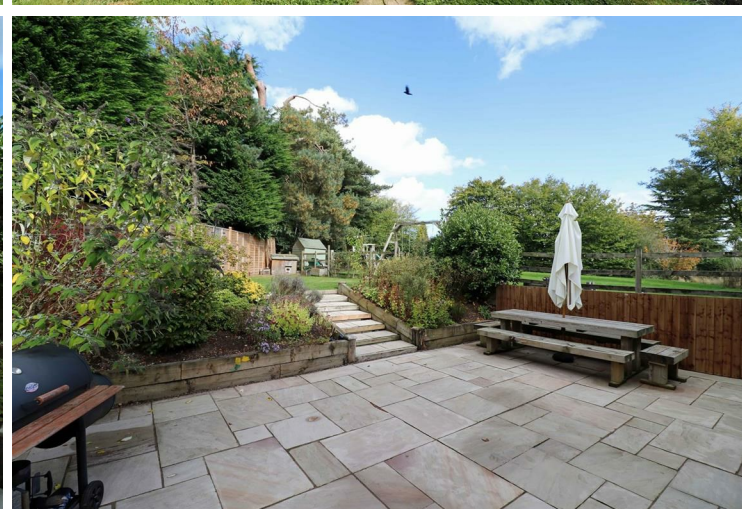
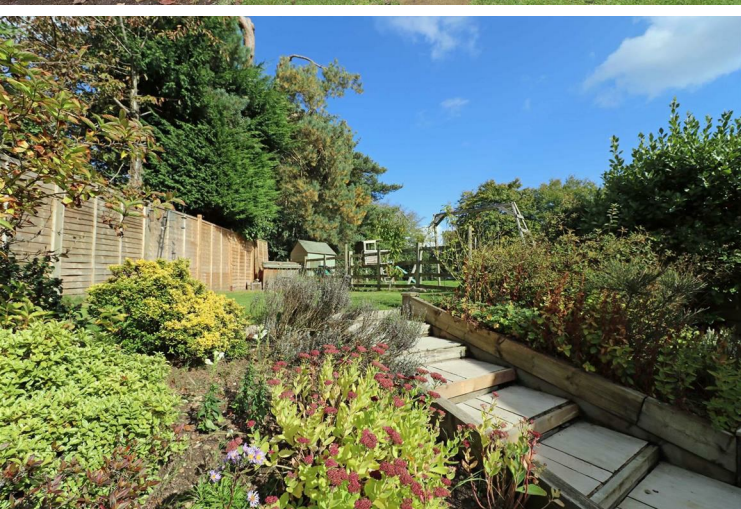
#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

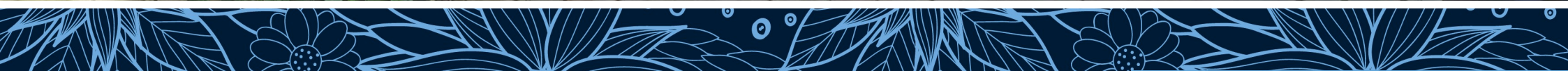
#### Council Tax

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







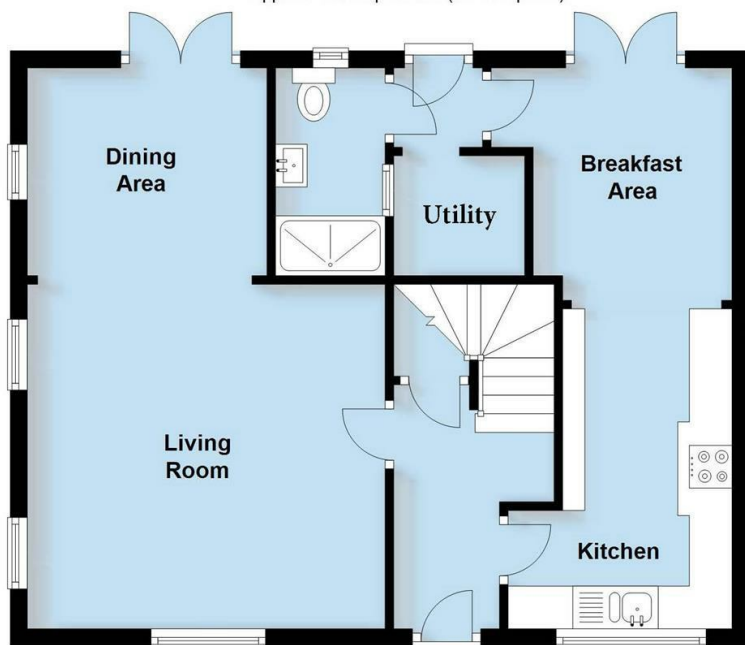




- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

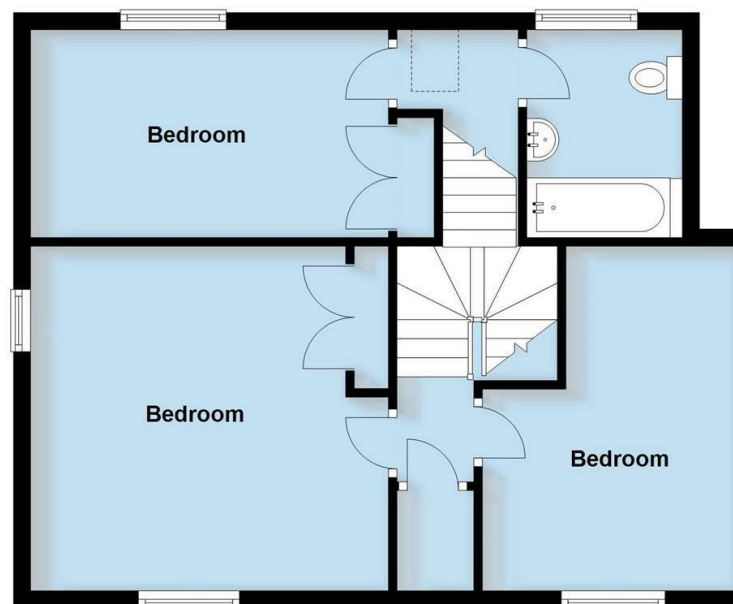
## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>35</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