





This well-maintained end-of-mews cottage-style residence is conveniently situated in the heart of this sought-after village. The deceptively spacious accommodation briefly comprises: Reception area and hallway, cloakroom, spacious living room with woodburner, dining room, modern kitchen with integrated appliances, three bedrooms, en suite to master bedroom with fitted wardrobes, main bathroom, attractive private hardlandscaped rear garden and off-road parking. NO UPWARD CHAIN. Energy rating 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, junction 15 of the M40 motorway, and Warwick Parkway Station, on the Chiltern line to London Marylebone, are within easy driving distance.

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 a double glazed cottage style entrance door into:





#### Entrance Hall

Mat well area, coving to ceiling, wall mounted digital thermostat control panel, staircase rising to First Floor Landing. Walk-in under-stairs storage cupboard with electric light and power, slim-line thermostatically controlled electric heater. Doors to:

#### Cloakroom

White suite comprising WC, wash basin, tiling to dado height and a double glazed window to front aspect.

#### Sitting Room

15'3" max x 11'8" (4.65m max x 3.56m)  
Projecting chimney breast with a recessed wood burner set on a stone beam, coving to ceiling, wall light points, matching slim-line electric heater. Wide double-glazed bay window to front aspect. Opening to:

#### Dining Room

9'8" x 8'9" (2.96m x 2.67m)  
Matching slim-line electric heater, coving to ceiling, double glazed double opening doors provide views and access to the rear garden. Door to:



#### Modern Kitchen

11'8" x 8'8" (3.56m x 2.65m)  
Range of gloss fronted base and eye level units with complementary worktops and upturns and inset single drainer sink unit with mixer tap and rinse bowl. Built-in ceramic hob with extractor unit over, electric oven with cupboard above and drawers below, integrated dishwasher, fridge. Double glazed window to rear aspect and double glazed casement door to rear aspect and garden.



### First Floor Landing

Built-in double door Airing Cupboard housing the hot water cylinder, access to roof space. Doors to:

### Bedroom One

11'5" x 10'8" (3.50m x 3.27m )

Built-in range of custom-fitted full-height wardrobes with a double bed inset with drawers to either side and mirrors over. Electric panel heater, downlighters and a double-glazed window with secondary glazing to the rear aspect.

### En-suite Shower Room

A white suite comprises a shower enclosure with a shower system, a pedestal wash hand basin, and a WC. The walls are fully tiled, there is an extractor fan, the floor is tiled, and there is a double-glazed window to the rear aspect.

### Bedroom Two

9'0" x 8'1" (2.75m x 2.47m)

Built-in full height wardrobes extending across one wall, electric panel heater and a double glazed window to the front aspect with additional secondary glazing.

### Bedroom Three/Study

8'0" x 7'8" (2.46m x 2.36m)

A wall-mounted electric panel heater and a walk-in bay area with display/book shelving, low-level storage cupboards, and a double-glazed Dormer window to the front aspect.

### Main Bathroom

A white suite comprises a bath with a mixer tap and a telephone-style shower attachment, WC, and a pedestal wash hand basin. Complementary tiling to dado height, a tiled floor, downlighters, and a double-glazed window to the rear aspect.





### Outside

There is an area of private off-road parking for all the residents of Wynstay cottages.

### Private Rear Garden

This area has been designed for ease of maintenance. It features mainly paved surfaces, a mature stocked area, and climbing plants. Additionally, there is gated side pedestrian access and a timber garden shed.

### 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 while we believe 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 "E" - Stratford District Council

### Postcode

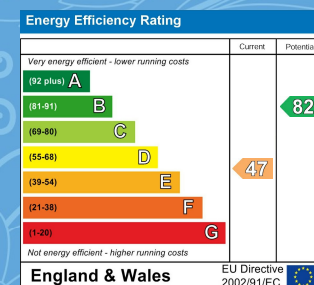
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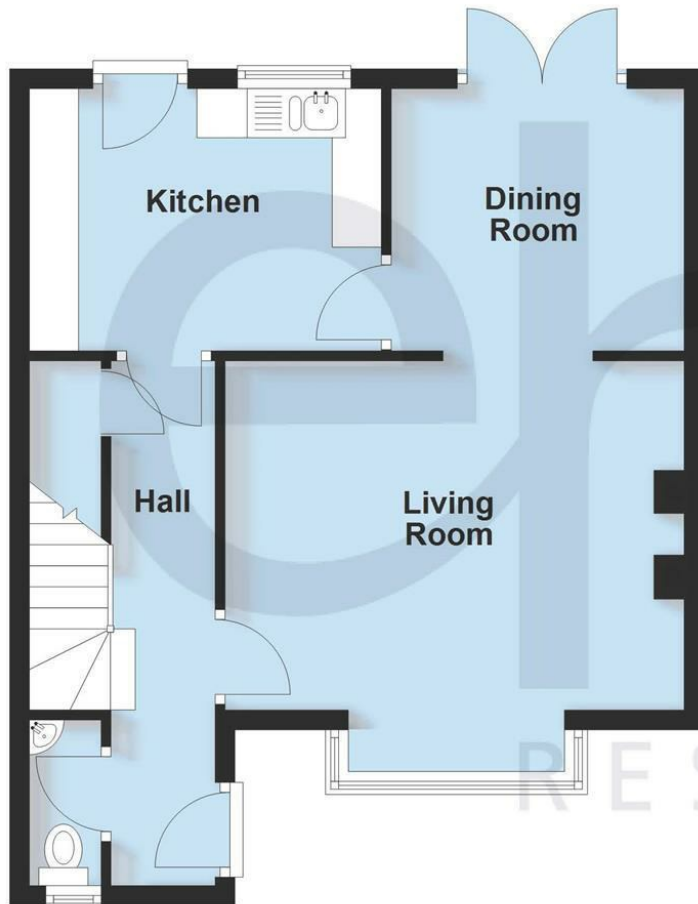
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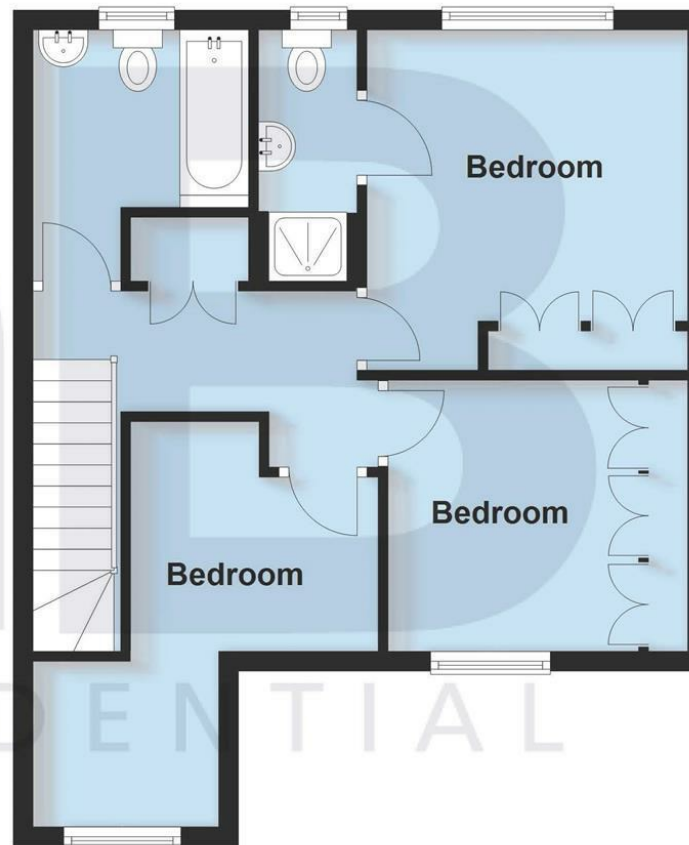
## Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

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

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