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Little Manor House, Manor Lane, Claverdon, Warwick

Price Guide  
£1,350,000





Little Manor House comprises a detached, individual cottage-style residence. The property sits on a delightful plot of approximately one acre, offering superb countryside views. The accommodation, which offers excellent potential to enlarge (subject to planning), is arranged as follows: Canopy porch, welcoming reception hall, guest cloakroom, spacious living room, dining room, open-plan kitchen/breakfast room with utility area off, four bedrooms, master bedroom with en-suite shower, main bathroom, ample gated in & out driveway, detached double garage, delightful gardens with adjoining paddock. 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 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. The property is also conveniently located just around the corner from the Ardencote Country Club, which offers a range of full leisure facilities and a golf course.

The nearby village of Shrewley enjoys a convenience store, a village hall, and The Durham Ox public inn.

#### Approach

The property is approached via an in-and-out gravel driveway through twin brick pillars, featuring a mature hedgerow in front, a semi-circular lawn, and additional lawn on one side. The accommodation, in detail, consists of the following.

#### Pitched Tiled Canopy Porch

With raised paved steps and twin Oak posts, outside light, and a cottage-style double-glazed entrance door leads into:

#### Welcoming Reception Hall

Oak finish floor, coving to ceiling, two radiators, two double glazed windows, staircase rising to First Floor Landing. Understairs cloak area, opening to the Kitchen, with multi-paned double-opening doors to the Living Room and Dining Room. Door to:





#### Cloakroom

White suite comprising WC, pedestal wash hand basin, oak finish floor, radiator and a double glazed window.

#### Delightful Living Room

19'0" x 14'3" (5.81m x 4.36m)

Recessed cream enamel wood burner with brick back and sides with an Oak beam over, coving to ceiling. Double-glazed windows on three sides afford views over the adjoining gardens. Double-glazed French doors provide access to the rear garden. Opening to:

#### Dining Room

13'6" x 11'5" (4.12m x 3.50m)

Radiator, coving to ceiling, double glazed double opening French doors provide access to the rear deck and gardens.

#### Open-Plan Kitchen and Breakfast Area

12'6" x 12'0" (3.83m x 3.67m)

Having an attractive range of matching base and eye-level units, granite worktops and upstands, and an inset stainless steel sink unit with a mixer tap. Rangemaster Classic 110 cooker with a five-burner gas hob and hotplate, accompanied by a Rangemaster extractor unit above, and a Miele dishwasher and fridge. Downlighter's, radiator, Travertine style tiled floor and two double-glazed windows to the rear aspect

#### Breakfast Area

12'11" x 11'10" (3.95m x 3.61m)

Three double-glazed windows, recessed fireplace with a wood-burning stove featuring brick sides and a back, radiator, and space for an American-style fridge/freezer. Opening to:

#### Utility Area

8'9" x 5'2" (2.67m x 1.59m)

Range of base and eye level units, granite worktops and upstands, space for washing machine and tumble dryer, wall mounted Viessmann LPG boiler. Double-glazed window to the rear aspect, double-glazed casement door to the rear aspect.

A turned staircase with wooden balustrade and spindles,

#### Gallery Style Landing

Two double-glazed windows, access to the roof space. Built-in double door Airing Cupboard. Doors to:

#### Bedroom One

19'0" x 11'10" (5.80m x 3.62m)

Double-glazed windows on the sides again provide superb views of the garden and countryside. Built-in twin full-height double door wardrobes, radiator. Door to:





#### En-Suite Shower

Villeroy & Boch white suite comprising WC, wall-hung wash basin with soft-close drawer. Tiled shower enclosure with shower system, chrome heated towel rail, tiled floor, downlighters and a double glazed roof light.

#### Bedroom Two

13'0" x 11'10" (3.97m x 3.61m)

Built-in sliding double door wardrobe, radiator, and double glazed windows to front and side aspects.

#### Bedroom Three

11'10" x 9'6" (3.61m x 2.90m)

Radiator, double glazed window to front aspect overlooking the in and out driveway.

#### Bedroom Four

11'1" x 6'11" (3.40m x 2.11m)

Radiator and a double-glazed window to the rear.

#### Main Bathroom

White suite comprising "P" shaped bath with a shower system over and curved glass shower screen. Pedestal wash hand basin, WC, fully tiled walls, chrome heated towel rail and a double glazed window.

#### Outside

Tiled canopy porch, gated in and out stoned driveway providing excellent off road parking with lawned area, apple tree, stocked areas.

#### Detached Double Garage

18'11" x 18'3" (5.77m x 5.58m)

With a remote control up and over door, power and light, two double glazed windows and a service door to the side. On the outside of the garage, there is an outside tap and power.

#### Timber Garden Store

12'10" x 7'10" (3.93m x 2.40m)

Which is perfect for housing a ride-on mower.

#### Additional Storage Shed

12'4" x 9'4" (3.78m x 2.85m)

Located at the rear of the garage, it provides excellent storage facilities.

#### Lean-To/Wood Store.

To the rear of garage housing the LPG tank





#### Extensive Rear Garden

Extensive south-east facing. Immediately to the rear of the property is a large, decked sun terrace and adjoining paved area, and beyond extend the lawned gardens, featuring various inset rose and shrub borders. To the rear, a walk-through pergola features climbing plants. To the side of the formal gardens is a further enclosure of pastureland, approached via a wrought-iron gate and enclosed on all sides. The garden also features a variety of ornamental trees, including mature Oak, Weeping Silver Birch, and flowering trees, among others. The entire area spans approximately one acre.

#### Tenure

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

#### Services

Mains electricity and water are connected to the property. We understand that drainage is to a septic tank, and the radiator heating is by way of a Liquid Propane Gas system. 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 F. Warwick District Council

#### Postcode

CV35 8NH













# Ground Floor

Approx. 90.8 sq. metres (977.8 sq. feet)



# First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 166.9 sq. metres (1796.5 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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		
<b>England &amp; Wales</b>		

63

41

EU Directive 2002/91/EC

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