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Meadowview, Pinley Green, Claverdon, Warwick

Price Guide £1,395,000



An immaculately presented detached country residence surrounded by the glorious open countryside of Warwickshire. On the ground floor, the property comprises an entrance hall, kitchen/diner, study, living room, guest cloakroom, and utility room. The first floor features three double bedrooms, including a master bedroom with an en-suite bathroom and a walk-in dressing room, as well as a main bathroom. It additionally benefits from wrap-around gardens, an extensive driveway providing parking for multiple vehicles, and a double garage with a workshop area. Overall, the formal gardens and the adjoining land extend to approximately 17 acres. Energy rating C. NO UPWARD CHAIN.

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

This property is set back from the road, accessed through electric timber gates that open onto a generous tarmac driveway flanked by concrete kerbs and landscaped lawns. Further along the driveway, there is a small parking area alongside a larger space that also serves as a turning area in front of the garage. An oak front door, sheltered by a canopy storm porch, leads into:

Reception Hall & Inner Hall

Two radiators, downlighters, oak skirting and architrave, under stairs storage, two double glazed windows to front aspect. Doors to:

Living Room

22'2" x 15'10" (6.76m x 4.85m)

Feature angled chimney breast with a raised log effect electric fire and recess for wall mounted TV. Downlighters, oak skirting, double



glazed window to side aspect and double glazed French doors with matching side screens provide access to the rear garden.

Cloakroom

WC with a concealed cistern, countertop wash hand basin with storage cupboards below: radiator, downlighters, extractor fan, oak skirting and a double-glazed window.

Spacious Dining Kitchen

20'2" x 14'2" (6.15m x 4.33m)

An attractive range of matching base and eye-level units features complementary worktops, tiled splashbacks, and an inset double bowl sink with a mixer tap and waste disposer. A ceramic hob with an extractor unit above, a Miele electric oven, and a combination microwave oven are complemented by storage cupboards above and below. The setup includes a Fisher & Paykel dishwasher, space

for a fridge/freezer, downlighters, and a radiator. Double-glazed windows and French doors allow access and offer views over the garden.

Study

9'5" x 6'4" (2.88m x 1.95m)

Oak skirting, downlighters, radiator and a double glazed window.

Utility Room

11'4" x 5'10" (3.47m x 1.78m)

Worktop with inset circular sink, Miele washing machine and tumble dryer. Double-glazed windows to front and rear aspects and a solid UPVC casement door to side aspect and driveway.

Boiler Cupboard

Housing the "Worcester Danesmoor 20/25" oil-fired central heating

and hot water boiler, well-insulated "OSO" hot water storage tank with immersion heater, and two modern consumer units with shelving to the side.

From the Reception Hall, a feature turned staircase with oak balustrade and spindles rising to:

First Floor Landing

Radiator, oak skirting, double glazed Dormer window overlooking the driveway. Doors to:

Impressive Master Bedroom

22'2" x 13'8" widening to 18'1" (6.78m x 4.17m widening to 5.52m)

Two radiators, downlighters, a wall-mounted Mitsubishi air conditioning unit, a double-glazed Dormer window to the rear aspect, a double-glazed window to the side aspect, and oak skirting. Opening to Dressing Room and door to En-Suite Bathroom.



Dressing Room

9'7" x 9'8" (2.93m x 2.97m)

Open-fronted hanging rail and storage space, radiator, downlighters, double-glazed dormer window to the front aspect.

En-Suite Bathroom

11'6" x 9'8" (3.51m x 2.97m)

Suite comprising a corner bath with a mixer tap and a shower attachment, a countertop his and hers wash hand basins with a range of drawers/storage cupboards below. WC with a concealed cistern, shower enclosure featuring a Grohe shower system, heated towel rail, radiator, downlighters, extractor fan, and a double-glazed window.

Bedroom Two

14'3" x 10'6" (4.35m x 3.21m)

Oak skirting, radiator, downlighters, double glazed Dormer window to front aspect.

Bedroom Three

14'2" x 9'3" (4.34m x 2.84m)

Natural wood skirting, radiator, downlighters, double glazed window to side aspect and double glazed Dormer window to rear aspect.

Main Bathroom

Suite comprising bath with mixer tap and shower attachment, WC with a concealed cistern, wash hand basin with storage cupboard below. Shaver point, downlighters, radiator, double glazed Dormer window to rear aspect.

Additional Information

Throughout the property, a fitted "Beam" vacuum system is installed, with plug-in points in all rooms. The principal unit is housed in the garage.

Outside



Sheltered Walkway

Tiled roof with lining underneath, oak posts, and a personal door to the double garage.

Double Garage

23'7" x 20'10" (7.21m x 6.37m)

The construction consists of cavity brick and block, featuring a lined ceiling and a UPVC double-glazed window on the side. The painted walls are complemented by a wide central pillar positioned between two electric roller shutter doors. There is a small mezzanine currently utilised for general storage, which could be extended to occupy the entire garage space. The floor is sealed and has a painted float finish. On one side, the wall-mounted "Beam" vacuum unit is equipped with a dust box at the bottom. In the rear corner, a low-level WC with lagged pipes can be found.



Gardens and Adjoining Land

The well-tended formal gardens, which enjoy a south-westerly aspect, are laid out to lawn, and beyond them, a gate leads to adjoining fields. At the rear of the garage, there is an oak-framed gazebo with a tiled roof, panelling on the sides, a concrete floor, and space for a hot tub inside. To the side, there is a large bunded polythene storage tank, along with a garden shed and a garden furniture store. Overall, the formal gardens and the adjoining land, which is well-fenced and hedged, extend to approximately 17 acres.

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. An oil-fired boiler provides heating, and drainage is handled by an eco-sewage biodigester, located partway down the driveway.

Council Tax

The property is in Council Tax Band "G" - Warwick District Council

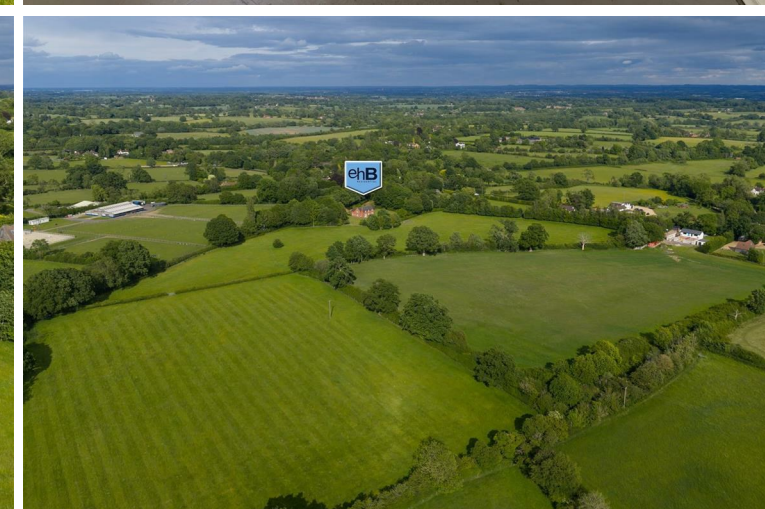
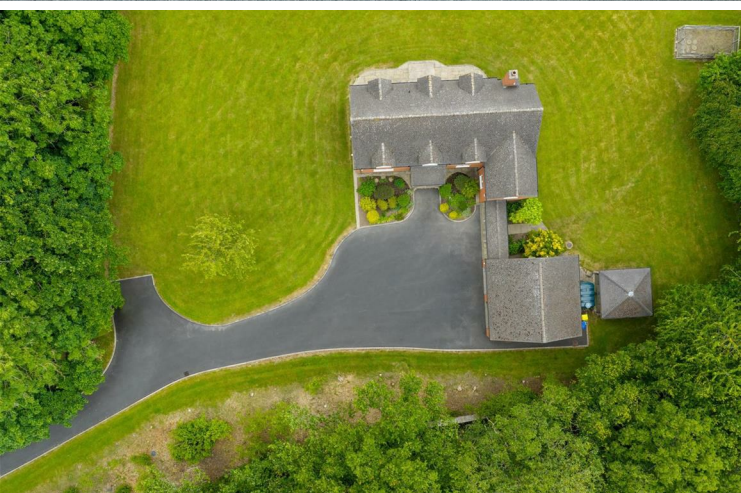
Postcode

CV35 8LU

Additional information

There is a public footpath across the land to the side/rear of the property. A Wayleave agreement is in place with National Grid for two Type A poles, for which a payment of £15.22 is received annually.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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



Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.

