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**Monks Barn, Breach Lane, Claverdon, Warwick**

**Price Guide £700,000**



Situated in a desirable setting within this sought-after village, stands this delightful semi-detached Barn Conversion of immense charm and character. The accommodation is arranged as follows: Entrance Hall, cloakroom, utility cupboard, sitting room, stunning dining kitchen, family area, versatile ground floor bedroom four, impressive master bedroom with en-suite bathroom, two additional bedrooms, principal bathroom, three car driveway and a good sized secluded rear garden. Energy rating E

#### Location

The location of Monks Barn links to wonderful footpaths and walks around Claverdon. This well-regarded village is approximately 6 miles from the county town of Warwick and

10 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, a village pub, a thriving Parish Church and community centre, two children's nurseries, and the popular Primary school.

#### Entrance Hall

Which is entered by a part sealed unit double glazed door, having a stone floor with two steps leading down to the main Hall Way. The hall way has a matching stone floor with a run of downlighters, radiator, exposed timbers, under stairs storage, additional double door shelved storage cupboard. Oak latched doors lead to:

#### Cloakroom

Modern white suite comprising WC, wash hand basin, chrome vertical radiator, fully complementary tiled floor and walls with inset mirror, downlighters and a sealed unit double glazed window.





#### Utility Cupboard

Worktop with space for a tumble dryer and plumbing below for a washing machine, radiator, tiled floor, downlighters and a pull down loft ladder provides access to a useful roof storage space with electric light and a Velux double glazed roof light.

#### Sitting Room

20'5" x 12'4" plus 10'2" x 9'2" (6.24m x 3.76m plus 3.10m x 2.80m)

The main focal point of this delightful room is the impressive brick built open fireplace with inset beam and display mantel over, two radiators, downlighters, exposed brickwork to one wall with an Oak latch door to the Family Area, wealth of

exposed timbers, sealed unit full height double glazed window to the front aspect, sealed unit double glazed French doors with matching side screens provide views and access to the gardens.

#### Dining Kitchen

16'2" x 15'4" (4.94m x 4.69m)

This light and airy room has a comprehensive range of custom built base and eye level units in Maple wood finish. There are granite worktops and upturns, Belfast style double bowl sink with mixer tap, space for a Range style cooker with a complementary tiled splashback, five ring gas hob and hot plate and a concealed AEG extractor unit over. Island unit with matching worktops incorporating a feature circular chopping

area together with additional drawer and storage cupboard below. Integrated dishwasher and side by side fridge and freezer, space for an American style fridge/freezer, adjacent tall storage units, tiled floor with underfloor heating, downlighters and a part angled ceiling with exposed timbers. Oak framed sealed unit double glazed windows provide great views of the garden, with sealed unit double glazed French doors allowing access to the garden. A wide opening leads through to the:

#### Family Area

13'4" x 9'4" (4.08m x 2.86m)

Oak flooring, exposed brickwork to one wall with an Oak latch door providing access to the Sitting Room. Radiator,





downlighters and sealed unit double glazed Apex window provides views of the rear garden.

#### Reception/Bedroom Four/Office

14'10" x 10'4" (4.53m x 3.15m)

This versatile room has a radiator, mock ceiling beams, downlighters, built-in full height double door shelved storage with an adjacent double door airing cupboard accommodating the Megaflor hot water cylinder and the Worcester gas fired boiler. Sealed unit double glazed windows to the front and rear aspects.

#### First Floor Landing

Exposed timbers, wall light points, latch doors lead to:

#### Master Bedroom

20'4" x 12'11" (6.22m x 3.96m)

This impressive room is approached by a walk through dressing area having natural wood wardrobes/storage cupboards, radiator, downlighters, exposed timbers and a Velux double glazed roof light. The main bedroom has high angled ceilings with a wealth of exposed timbers, two radiators, Velux double glazed roof light, low level double glazed windows to the front aspect and further double glazed windows provide views over the rear garden. A latch door leads to the:

#### En-Suite Bathroom

White suite with chrome fittings comprising bath with side

wall mounted mixer tap and a Divert shower over with fixed shower head and a hand held shower attachment, wash hand basin, WC with a concealed push button cistern, vertical radiator, downlighters, mirror, fully tiled walls and floor and a part angled ceiling with ceiling beams incorporating a Velux double glazed roof light.

#### Bedroom Two

10'10" x 7'3" (3.31m x 2.21m)

Radiator, downlighters, exposed beams and a part angled ceiling incorporating a Velux roof light.

#### Bedroom Three

9'11" x 7'5" (3.03m x 2.28m)

Radiator, downlighters, exposed beams and a part angled ceiling incorporating a Velux roof light.



#### Bathroom

Modern white suite with chrome fittings comprising double ended bath with wall mounted mixer tap and a telescopic hand held shower attachment. Wash hand basin, WC with a concealed cistern, vertical radiator, downlighters, tiled walls with inset mirror, tiled floor, exposed timbers and a sealed unit double glazed window.

#### Outside

To the front of the property there is a wide driveway which provides good off road parking, outside tap and an easily maintained garden section with raised stocked planters and a variety of climbing plants to include a mature Wisteria.

#### Secluded Rear Garden

The secluded rear garden is completely walled and mainly laid to lawn with well-stocked borders and a good-sized terrace area, ideal for al fresco dining. The garden is child-friendly and secure, with a garden shed. There is private parking to the front of the property for three cars and the enclosed fore garden has a gravelled seating area.

#### 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. 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" - Stratford upon Avon District Council

#### Postcode

CV35 8QB

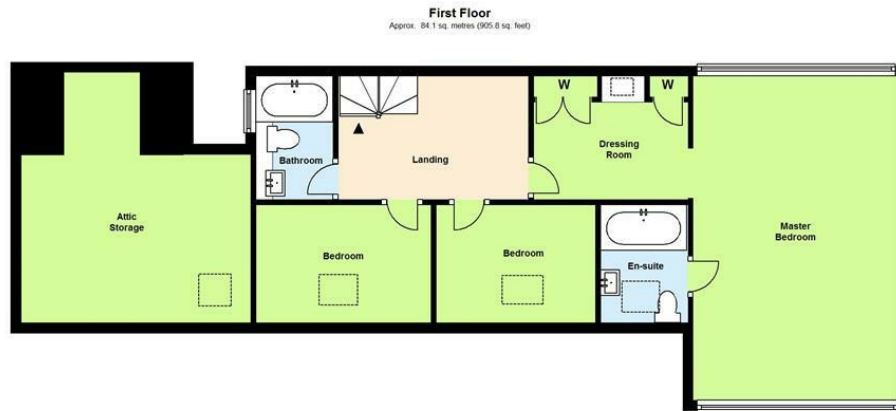
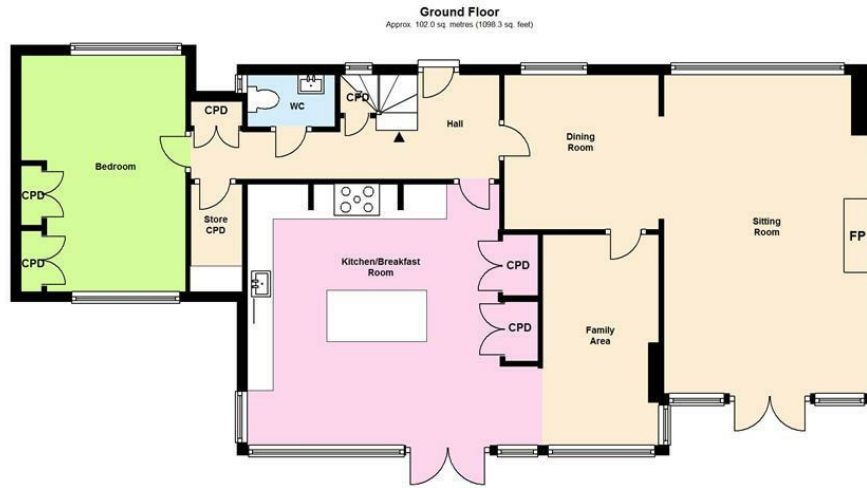






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Total area: approx. 186.2 sq. metres (2004.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(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>		EU Directive 2002/91/EC	

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