



**Connells**

Roseden Park Drive  
Claverdon Warwick



## Property Description

A charming family bungalow situated in the desirable village location of Claverdon, Warwick. This spacious family home offers an excellent amount of living space throughout and further benefits from a private rear garden with a large separate outbuilding.

This gorgeous home welcomes you in through the hallway and into the impressive open plan kitchen family room. This hi-spec kitchen comes with integrated appliances and marble look worktops to complete a sleek finishing touch. The stylish lounge area offers the perfect place to relax and unwind. To the rear of the home is the conservatory, utilised as a dining room for hosting family meals with a picturesque garden view.

All three double bedrooms offer plenty of natural light in with bedroom one further benefiting from French doors leading out into the private rear garden. There is also a modern family bathroom featuring a white suite and spotlights.

This property boasts a generously sized rear garden, perfect for capturing the sun. The carefully landscaped rear garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features a patio, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and outdoor shrubbery, offering a peaceful setting. There is also an outdoor cabin with power, light and plumbing.

## The Location

Claverdon is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Claverdon Station & Hatton Station. Claverdon is located within a 10 minute drive to the M40 motorway, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

There is great local access to Warwick, Stratford upon Avon, Kenilworth, Solihull and Henley in Arden. Claverdon is approximately a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

## Entrance Hall

Wooden flooring, cupboard, spotlights and leads through to the kitchen area.

## Kitchen

9' 10" x 7' 9" ( 3.00m x 2.36m )

Fitted with a range of wall and base units with laminate work surface over, integrated hob and double oven, dishwasher, stainless steel sink and drainer and fridge freezer. There is a pantry cupboard, wooden flooring, spotlights and windows to side.

## Lounge

16' 1" x 9' 4" ( 4.90m x 2.84m )

Window to rear and wooden flooring.

## Conservatory

10' 5" x 9' 7" ( 3.17m x 2.92m )

Carpeted flooring, French doors to the side and surrounded by windows with garden views.

## Bedroom One

13' 11" x 9' 7" ( 4.24m x 2.92m )

Window to side, French doors to the rear and carpeted flooring.

## Bedroom Two

12' 4" x 9' 7" ( 3.76m x 2.92m )

Window to front and carpeted flooring.

## Bedroom Three

9' 8" x 9' 8" ( 2.95m x 2.95m )

Window to front and oak wooden flooring.

## Family Bathroom

Window to side, waterproof shower wall, WC, wash hand basin, bath, tiled flooring and space for washing machine.

## Rear Garden

Private large garden mainly laid to lawn, patio, greenhouse, mature trees, pergola and a wooden shed.

## Outbuilding - Cabin

Windows all around, sink, plumbing and electric.

## Vendors Notes

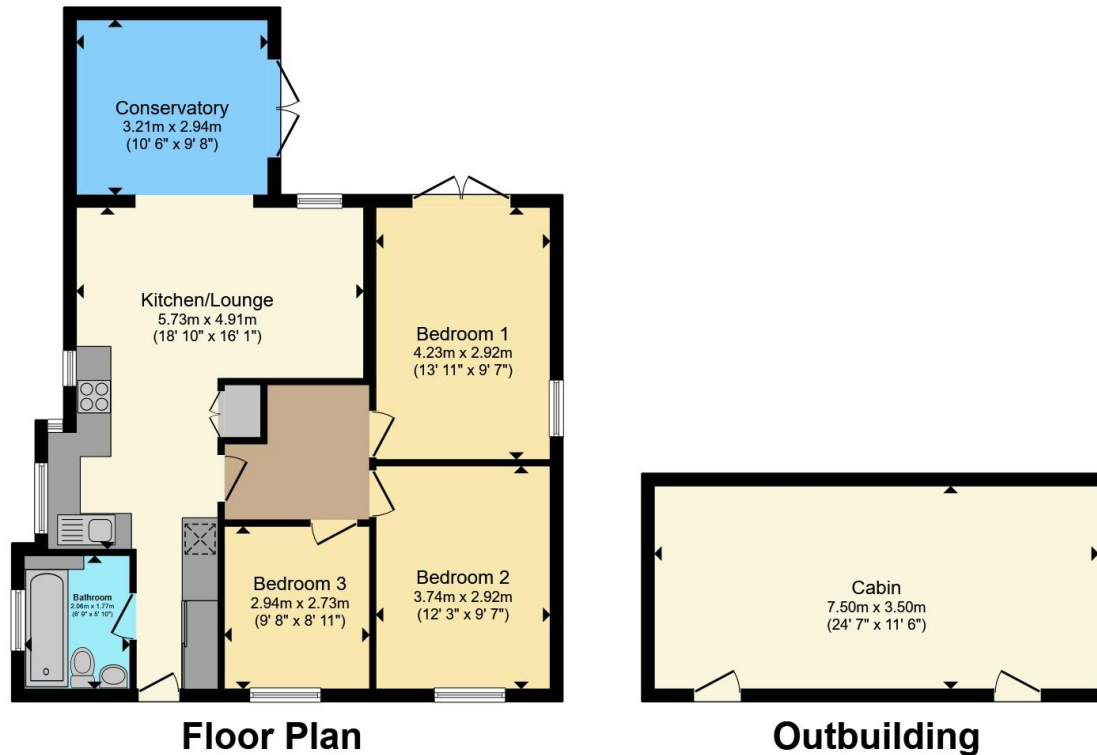
Flat roof being maintained / serviced March 2026.

Please be aware there is a 'Park Drive Trust' for maintenance of the road. Cost for 2025 was £120.00.









Total floor area 102.3 m<sup>2</sup> (1,102 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01926 403308**  
**E warwick@connells.co.uk**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR102717](https://www.connells.co.uk/Property/WAR102717)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WAR102717 - 0002