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2 Chenac, Pinley, Claverdon, Warwick

Price Guide £635,000







This delightful three-bedroom semi-detached character residence occupies mature, good-sized gardens and enjoys a pleasant position between the highly desirable villages of Claverdon and Shrewley.

The well-presented accommodation briefly comprises an impressive open-plan dining kitchen and utility room, an inner reception area with a guest cloakroom, and a fabulous garden room overlooking the rear garden. There is also a spacious living room, while on the first floor are three generous double bedrooms, two of which benefit from en-suite facilities, in addition to a separate shower room. Outside, the property is approached via a driveway providing off-road parking, while to the rear lies a delightful, established garden, offering a high degree of privacy and a wonderful space for outdoor relaxation and entertaining. Energy Rating: E. No Upward Chain.

Location

This semi-detached character home is situated midway between the desirable villages of Claverdon and Shrewley, which are approximately 1.5 and 0.7 miles away, respectively.

Shrewley is a small Warwickshire village with a local general store, village Hall and inn. The larger village of Claverdon has an active community and benefits from a Medical Centre with dispensary, Community shop, village football, Claverdon Rugby club and cricket teams, tennis club, two public houses, thriving Parish Church and community centre, two children's nurseries and of course the very popular Primary school is within walking distance.

The market town of Henley-in-Arden is 3 miles to the west and, for commuters who need to travel to Birmingham and Coventry, these lie between 10 and 19 miles to the north and east, with access to the M40 near Warwick, which provides a fast link to the M42 and the Midlands conurbation.

For those commuters who prefer a rail link to Oxford, Birmingham and London, Warwick Parkway Station is situated close by and Birmingham International Airport is within easy driving distance of the property.







Approach

Through a solid wooden entrance door leading directly into the:

Impressive Open-Plan Dining Kitchen

24'8" x 13'3" (7.54m x 4.06m)

Tiled floor, a range of painted base and eye-level units, including a unit with a solid wood butcher's block work surface. There are granite worktops and upstands, with a ceramic sink unit. At the heart of the kitchen sits a recessed brick inglenook housing a traditional oil-fired AGA, framed by exposed brickwork, with an extractor unit, a substantial timber beam overhead, and a built-in Miele microwave/oven. Period-style radiator, wall lights, door to the utility room, and double-glazed windows to the front and side aspects. A striking oak-framed and brick feature partition elegantly divides the reception area from the kitchen–dining space, creating definition while retaining an open-plan feel.

Utility Room

7'11" x 7'2" (2.42m x 2.20m)

Black sparkle quartz worktops and upstands with an inset sink unit and rinse bowl. Space and plumbing for dishwasher and washing machine; floor-mounted Grant oil-fired boiler. Tall storage unit and eye-level storage cupboard. Tiled floor, downlighters and a sealed unit double-glazed window to the front aspect.

Conservatory/Garden Room

14'1" x 14'0" (4.30m x 4.28m)

An exceptional vaulted garden room forming a true extension of the living space, with glazing to three elevations and uninterrupted views across the mature gardens. Exposed beams, brickwork and warm terracotta flooring enhance the character, while the impressive scale and natural light create a striking yet inviting environment for year-round enjoyment. A period-style radiator and a three-quarter glazed casement door provide access to the gardens.

Reception Area

14'8" x 8'9" (4.49m x 2.67m)

Tiled floor, staircase rising to First Floor Landing, natural







wood skirting, period style radiator, double-glazed window to rear aspect and a solid natural wood casement door provides access to the gardens.

Cloakroom
White suite comprising WC, wash basin with chrome mixer tap and soft close drawers below.

Living Room
23'3" x 13'1" (7.09m x 3.99m)
Impressive inglenook style fireplace, constructed in exposed brick with a two-tier stone hearth, with a recessed cast iron stove with a canopy over and a beamed mantel. Natural wood skirting, period-style radiator, built-in display cabinet to one chimney breast, double-glazed double-opening doors provide access to the gardens and a pine door leads to:

Small study/Store
6'0" x 4'2" (1.85m x 1.28m)
Having electric light and power, a double-glazed window to the front aspect and wall light points.

First Floor Landing
Ceiling light point. Pine doors to:

Bedroom One
16'1" x 12'2" (4.91m x 3.73m)
Radiator, double-glazed window to the rear aspect, and access to the roof space. Opening to:

En-suite Bathroom
A statement Jacuzzi-style bath with chrome mixer and shower attachment sits beneath an elegant arched feature mirror, creating a luxurious focal point and a refined, spa-inspired feel to the bathroom. WC, shower enclosure with travertine tiles, chrome shower system, wall-mounted rainfall shower head and separate shower attachment. Glass wash basin with chrome mixer tap, chrome combined towel rail/radiator, tiled floor and double-glazed window to the front aspect.

Bedroom Two
13'2" x 11'4" (4.03m x 3.47m)
Radiator, storage cupboard with pine door and a double glazed window to the rear aspect,

Bedroom Three
11'6" x 9'0" max (3.52m x 2.76m max)
Radiator, access to the roof space and a double-glazed window to the front aspect.







Shower Room

White suite comprising WC, wash basin with soft-close drawers below and an illuminated vanity mirror over, chrome heated towel rail, decorative panelling, and a double-glazed window to the front aspect.

Outside

The property is accessed via a private, shared driveway used by two neighbouring properties. The stoned drive provides off-road parking, and there is a shared garden store and gardeners WC. There is a covered, pitched, tiled canopy extending the full width of the front of the house, providing shelter for wellies, etc and the are mature stocked borders.

Rear Gardens

Which are a generous size and a particular feature of the property. The gardens are mainly laid to lawn, with various seating areas, including a feature decked sun terrace, partly enclosed by a timber balustrade, with two decked steps with matching balustrade allowing access to the gardens. There is also a sizable blue brick block-paved area directly to the rear entrance door. There is an abundance of mature flowering plants, shrubs, and trees, including some raised brick planters.

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, except for gas. Heating is provided by an oil-fired system and drainage is to a private 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 "E" - Warwick District Council

Postcode

CV35 8NA



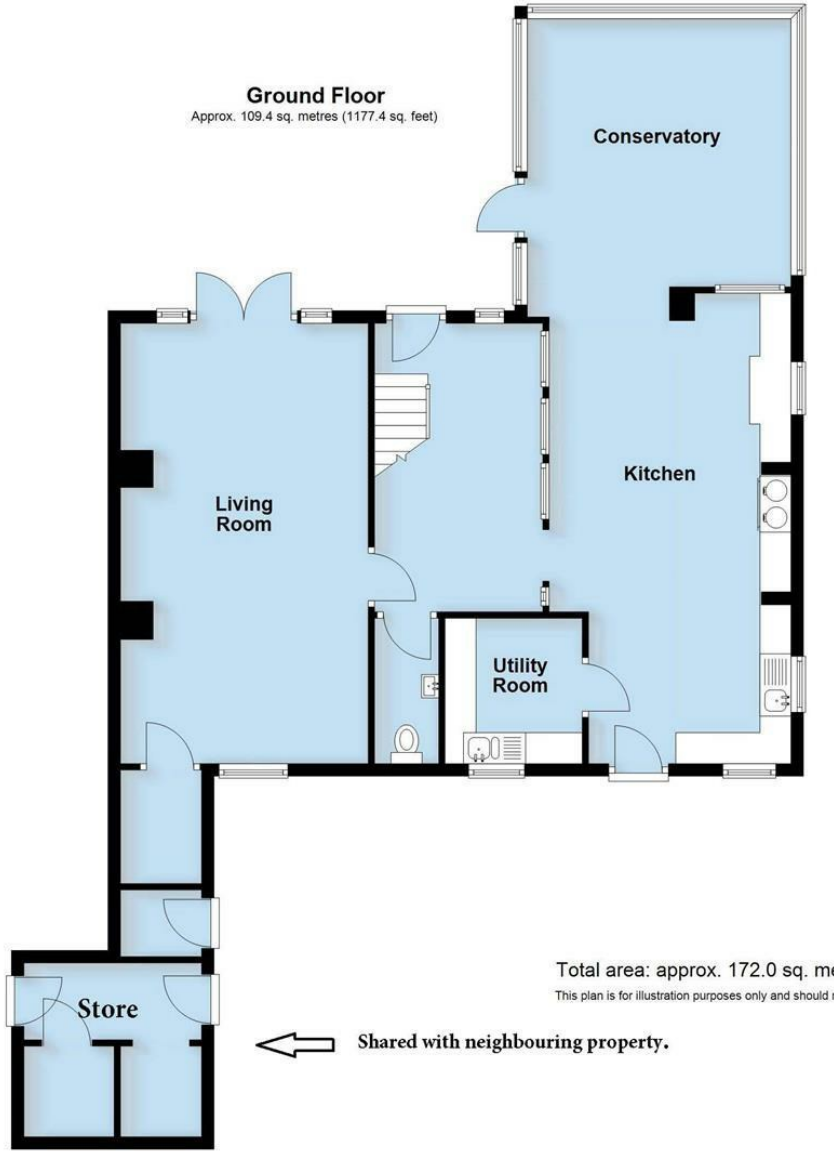




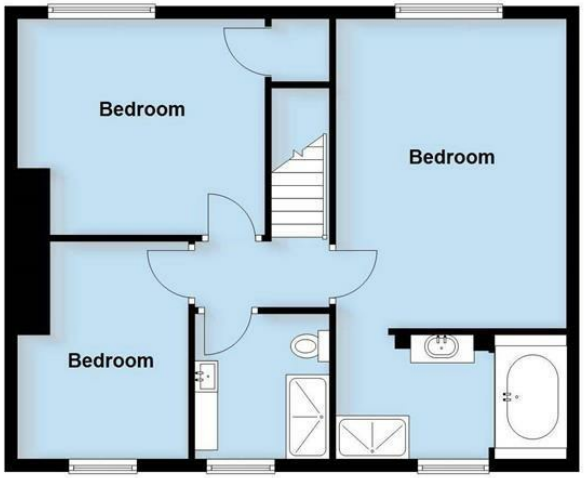




Ground Floor
Approx. 109.4 sq. metres (1177.4 sq. feet)



First Floor
Approx. 62.6 sq. metres (674.0 sq. feet)



Total area: approx. 172.0 sq. metres (1851.4 sq. feet)

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

⇦ **Shared with neighbouring property.**

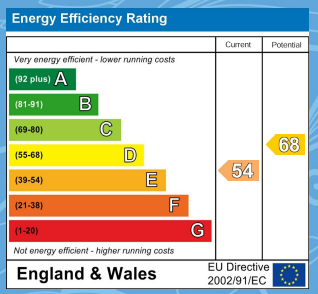
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