



Lion Hill Cottage, Station Road, Claverdon, Warwick

Price Guide
£1,100,000



Nestled on the outskirts of the desirable village of Claverdon, this delightful detached country home is entering the market for the first time in over four decades. Throughout its history, it has provided a wonderful environment for family life, having been a cherished home for raising children and, more recently, grandchildren. The thoughtfully laid-out interior features five bedrooms, three bathrooms, and four reception rooms, including a spacious study that can easily adapt for remote work, a media room, or a children's play area. The kitchen is equipped with a walk-in pantry, plus a utility room, a convenient downstairs WC, a rear porch, and plenty of storage options. Outside, you'll find expansive gardens, a triple garage outfitted with solar panels, an electric car charging station, multiple garden storage sheds, and generous driveway parking. Additionally, a paddock of roughly 2.15 acres is accessible from the rear of the driveway and is currently utilized for grazing by a local sheep farmer. The property has an energy rating of 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.

Approach

The property is set back from the road behind a tarmacadam area that leads

to a diamond brace timber gate, which opens onto a gravelled driveway that provides ample parking and gives access to the triple garage. There is a lawned foregarden with a specimen yew tree, flowering cherry and prunus trees. A brick paved pathway leads to the rear porch as well as the oak front door, with canopy storm porch above, which opens into:

Reception Hall

3.40m x 2.50m

UPVC double-glazed windows to the front, and a mahogany staircase or lift as an alternative rising to the first floor. Door into:

Understairs Storage Cupboard

With coat hooks.

Sitting Room

5.90m x 4.10m

Feature coving to the ceiling, UPVC double-glazed windows to the front,





UPVC double-glazed French doors leading to the garden, and "Minsterstone" fireplace with recess for basket grate and matching hearth/mantel.

Hall Way

L-shaped; with a door leading to the small study. Door into:

Down Stairs WC

Low-level WC, vanity unit with inset wash hand basin and mixer tap over and tiling to splashback areas.

Small Study

2.40m x 2.40m
double-glazed window to the rear, and a full-width unit with fitted shelving and storage cupboards. Door into:

Large Study

9.20m (max) x 2.80m
Double-glazed windows to the side and rear, and alcoves to either side of the chimney breast.

Dining Room

4.00m x 3.70m
Feature coving to the ceiling, UPVC double-glazed windows to the front and side, and arched alcoves to either side of the chimney breast.

Breakfast Room

3.60m x 3.20m
Double-glazed windows to the front and side. Door into:

Kitchen

17'8" x 7'10" (5.40m x 2.40m)
Double glazed windows to the rear, doors leading to the utility room and rear porch, fitted kitchen with a range of wall, drawer and base units with roll-edged laminate work surfaces over, inset stainless steel sink with separate draining bowl and swing mixer tap over, space for range-style cooker with 5-ring ceramic hob over, built-in "Bosch" dishwasher, cupboard housing the

"Worcester Bosch Greenstar Danesmoor" oil-fired central heating and hot water boiler with separate programmer clock, tiling to splashback areas, and "Karndean" flooring. Door into:

Walk-in Pantry

Fitted shelving, and quarry tiled flooring.

Utility Room

double glazed window to the rear, run of roll-edged laminate work surface, inset stainless steel sink with swing mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, space for a tumble dryer, tiling to splashback areas, and "Karndean" flooring.

Rear Entrance Porch

Double-glazed window to the front, and door leading to the driveway. Door into:

Storage Cupboard

Perfect for housing garden furniture.



First Floor Landing

Gallery-style and via two-quarter landings; with double glazed to the front. Door into:

Bedroom One

4.30m (min) x 4.10m (max)

There are double-glazed windows to the front and side, a range of full-width fitted wardrobes with hanging rails, shelving, and drawers, a fitted dressing table with drawer units, and a fitted chest of drawer units. Door into:

En-suite Shower

3-piece suite comprising; a large walk-in shower cubicle with mains fed shower and glazed screen, low-level WC with concealed cistern, circular wash hand basin with storage cupboard below and mixer tap over, extractor fan, tiling to the walls, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Two

4.00m x 3.70m

Double-glazed window to the front aspect.

Bedroom Three

3.70m x 3.20m

A double-glazed window to the side, a door leading to a large storage cupboard, and a vanity unit with an inset wash hand basin.

Family Bathroom

Double glazed window to the rear, 3-piece suite comprising; a large panelled bath with mixer tap, shower attachment and glazed screen, low-level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to the walls, splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Hall Way

Hatch giving access to the roof space. Door into:

Bedroom Four

3.60m x 3.10m

Double-glazed windows to the side and rear.

Bedroom Five

9'1" x 5'6" including wardrobes (2.79m x 1.68m including wardrobes)

Double-glazed window to the rear, and fitted wardrobe with storage cupboards above.

Shower Room

Double glazed window to the rear, 3-piece suite comprising; a corner shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin with hot-and-cold taps over, extractor fan, shaver point, tiling to the walls, and tiled flooring.

Garden & Paddock

At the back of the house, there is a large grassy area that extends to the



orchard, which contains several unique trees including flowering cherry and apple trees, as well as a small wooded area. There is a fenced-off vegetable garden with a raised platform that holds a large polythene oil storage tank. A pedestrian gate provides access to the paddock, which covers about 2.15 acres and is enclosed by post-and-rail fencing along two of its boundaries.

Triple Garage

Of cavity block construction; with three electrically operated up-and-over doors to the front, personnel door to the side, strip lights to the roof trusses, "Fronius IG-TL" control for the solar panels and feed meter, ample power points, and wall mounted electric (7kW) electric car charger.

Garden Store

Of 9-inch brick construction; with pitched roof and pair of wide timber access doors.

Gardener's WC

With quarry tiled flooring.

Additional Information

*It should be noted that there are four electricity poles within the Freehold demise for which the National Grid is currently making a wayleave payment of £20.66 per annum.

Council Tax

Stratford-on-Avon District Council -Band G

Tenure

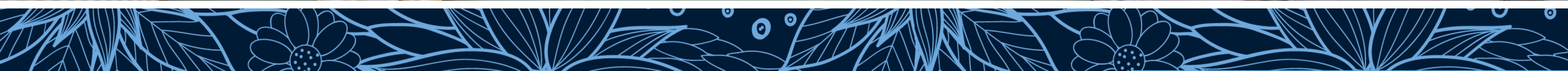
The property is Freehold and vacant possession will be given upon completion of the sale.

Services

All mains services are understood to be connected except gas. Heating is by way of an oil-fired 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.

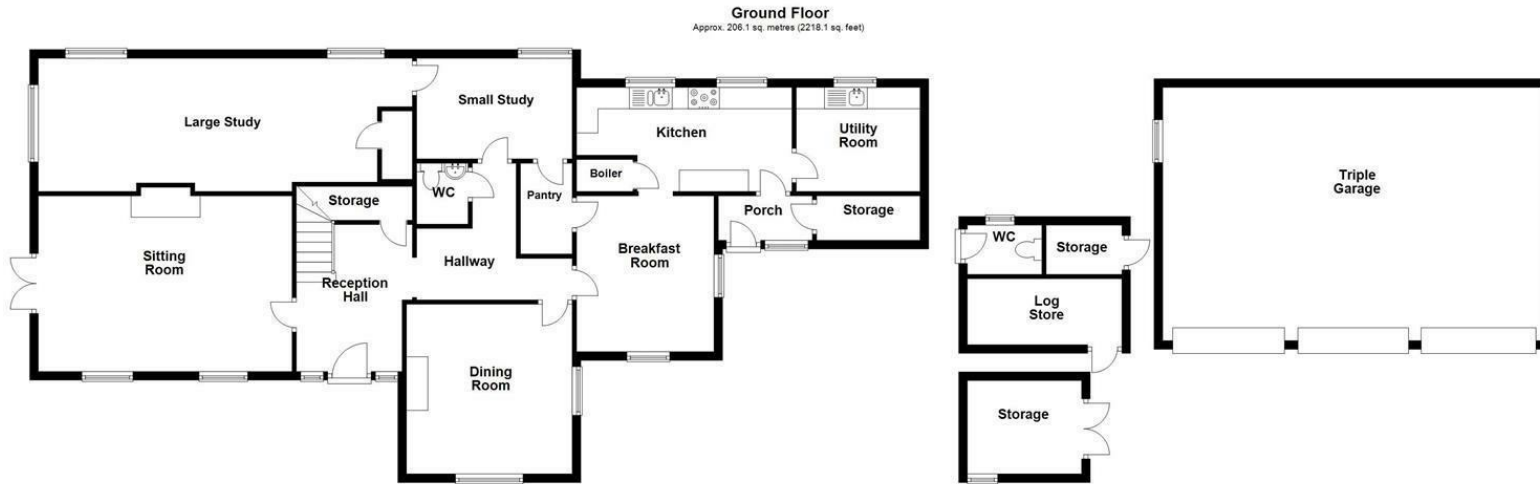






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Total area: approx. 309.3 sq. metres (3329.7 sq. feet)
Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanItUp

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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