





This spacious four-bedroom semi-detached family home is well-presented and located in a tucked-away position in a desirable area of this sought-after village. The accommodation includes a reception hall, a lounge, and an impressive open-plan kitchen/dining/family room. Additionally, there is a utility room and cloakroom, an en suite shower room with a dressing area off the master bedroom, and a family bathroom. The property also features an ample driveway and established gardens, with a covered bespoke timber pergola ideal for outdoor entertaining. Energy rating D.

#### 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, junction 15 of the M40 motorway, and Warwick Parkway Station, on the Chiltern line to London Marylebone, are within easy driving distance.

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

Through double glazed entrance door into:

#### Reception Hall

Hat and coat rail space, wood effect floor, radiator, under-stairs storage cupboard, stairs to the First Floor. Doors to:





### Lounge

14'10" x 11'0" (4.53 x 3.36)

Having matching flooring. The main focal point of the room is the recessed wood-burning stove, with a slate hearth and beam over, wall lights, a radiator, and a double-glazed window to the rear.

### Kitchen/Dining/Family Room

20'10" x 10'9" (6.36 x 3.28)

This impressive room features a comprehensive range of matching white-gloss base and eye-level units, complemented by granite worktops with an inset single-drainer sink and mixer tap. It includes a built-in ceramic

hob with an extractor unit above, an integrated dishwasher, and a built-in electric double oven. There is space for an American-style fridge/freezer, along with a cupboard positioned above. The room is finished with a wood-effect floor, a vertical radiator, downlighters, and a ceiling light point. Natural light floods in through a double-glazed window at the front and double-glazed French doors that open to the rear aspect and garden. double-glazed French doors to the rear aspect and garden.

### Family Area

17'10" x 8'4" (5.44 x 2.55)

Radiator and double-glazed windows to the side and rear aspects. Door to:



### Utility Room

8'5" x 6'10" (2.56 x 2.08)

Range of matching base and eye level units, complementary worktops with an inset single drainer sink unit with mixer tap. Space and plumbing for a washing machine, radiator, wood-effect floor, ceiling light point, and a double-glazed window to the side aspect. Door to:

### Cloakroom

Floor-mounted Worcester gas-fired boiler, matching floor, WC, wash hand basin and a double-glazed window.

### First Floor Landing

Access to roof space, built-in Airing Cupboard, downlighters and natural wood doors to:



#### Bedroom One

13'6" x 11'8" (4.12 x 3.56)

Radiator, double-glazed window to the front aspect.

Archway to Dressing Area and door to en-suite.

#### Dressing Area

8'4" x 3'7" (2.54 x 1.09)

Built-in twin double door sliding/folding wardrobes, radiator and a double-glazed window to the front aspect.

#### En-Suite Shower

Modern white suite comprising WC, vanity, wash hand basin with double door storage cupboard below, and chrome heated towel rail. Tiled shower enclosure, downlighters, extractor fan and a double-glazed.

#### Bedroom Two

11'7" x 10'10" (3.53 x 3.31)

Built-in twin double door wardrobes, a radiator and a

double-glazed window to the rear aspect.

#### Bedroom Three

11'7" x 10'4" (3.52 x 3.16)

A radiator and a double-glazed window to the rear aspect.

#### Bedroom Four

8'6" x 8'0" (2.58 x 2.44)

Radiator, access to the roof space and a double-glazed window to the rear aspect.

#### Family Bathroom

Modern white suite comprising bath with mixer tap and Aqualisa shower system over with a folding shower screen. Wash hand basin with storage cupboard below, WC, chrome heated towel rail, complementary tiled splashbacks and a double-glazed window to the front aspect.

#### Outside

At the front of the property, there is a block-paved driveway that provides good off-road parking, with an external power socket and a gated side pedestrian access leading to the rear garden.



#### Rear Garden

There are lawned areas with a raised, stocked corner planter. There is a covered, open-fronted timber storage area with a Wendy house, plus another open-fronted storage area. To the side is an excellent timber garden shed with power and light. There is also a well-designed outdoor entertaining space, with a bespoke timber-covered pergola that forms a true extension of the home. The expansive patio features seating and dining areas, creating the perfect setting for summer gatherings, relaxed evenings, and year-round alfresco living.

#### Tenure

The property is Freehold with vacant possession upon completion of the purchase.

#### Council Tax

The property is in Council Tax Band "D" - Stratford upon Avon District Council

#### Services

Mains electricity, water and drainage are connected to the property. Heating is by way of an oil fired system.

#### Postcode

CV35 8HH

#### Directions

From the centre of Claverdon at the Crown Inn, proceed along the station Road towards Warwick and continue straight over at the cross roads and turn right into Park Drive, which is marked as a private road and at the T junction turn right and follow the road round and to the left where the property can be found at the end of the cul de sac on the right hand side.







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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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

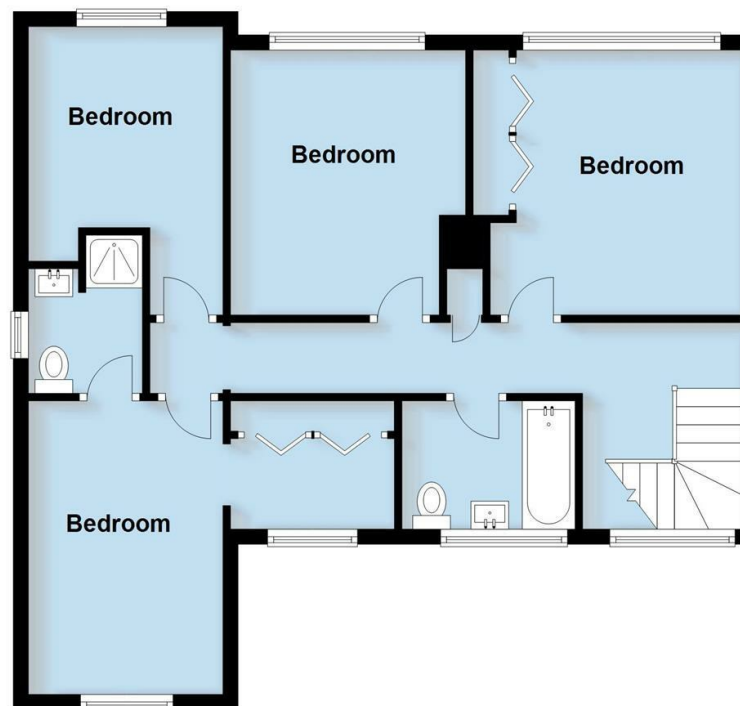
## Ground Floor

Approx. 68.8 sq. metres (741.1 sq. feet)



## First Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



Total area: approx. 135.6 sq. metres (1459.7 sq. feet)

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