



# Spectacular, Four Bed, Detached Home

Station Road  
Claverdon  
Warwick  
CV35 8PE



**MARGETTS**  
ESTABLISHED 1806

Price Guide £1,224,000

Station Road  
Claverdon  
Warwick  
CV35 8PE



Price Guide £1,224,000

A truly spectacular, quality detached family residence substantially improved and extended by the present owners to now provide high specification executive family accommodation with gardens, double garage. The property is superbly presented throughout and viewing is warmly recommended.

#### IMPOSING RECEPTION CANOPY

with quality wooden front door and double glazed leaded light windows to either side opens into the

#### BEAUTIFUL RECEPTION HALL

with tiled flooring, period style radiator and downlights.

Door to

#### INNER HALLWAY

with downlights and oak topped wood flooring.

#### CLOAKROOM/BOOT ROOM

with shelving and coat hooks.

#### MAGNIFICENT LOUNGE

26'11" x 15'11"

This beautiful room has six panel bifold opening doors onto the patio, oak wood topped floor, recently installed stone fire setting with multi burner, period style radiators, downlights and double glazed window to the side.

#### STUNNING THROUGH FAMILY/DINING/KITCHEN

25'0" x 14'8"

In the kitchen area - this beautiful room has solid oak work surfacing with painted oak fronted storage cupboards and drawers beneath and matching wall cupboards with illuminated display cupboards, under unit lighting, five ring induction Smeg hob with Smeg double oven fitted below. Space for dishwasher (available at separate negotiation) tall larder cupboard, one and a quarter bowl Villeroy & Boch sink with Grohe mixer tap, matching dresser unit with drawers under and drawers and display cabinet with lighting above and slimline fitted wine chiller, central island unit/breakfast bar with solid oak work surfacing, storage units and microwave fitted under.

Family dining area with oak topped flooring, period style radiator, downlights, and sliding bifold doors opening onto the beautiful patio.

#### CINEMA ROOM/DINING/PLAYROOM

11'10" x 10'7" max

This beautiful room enjoys mood lighting and down lighters together with wooden flooring.

From the reception hall a door opens into a

#### INNER HALLWAY

and an area of the property that could potentially become an annex if desired.

#### HANDY SHOWER ROOM

with fully tiled shower cubicle, wash hand basin, low-level WC, tiled floor, large tiled areas to the walls together with heated towel rail, period radiator, double window, downlights and extractor fan.

#### BEDROOM FIVE/STUDY

10'7" x 8'10"

with wood effect flooring and double window together with downlights.



**LARGE UTILITY ROOM**

10'8" max down to 7'10" x 8'5"  
with solid wood butchers block style work surfacing with Indesit sink and mixer tap and base units beneath leaving space and plumbing for washing machine, double glazed windows, coved ceiling, downlights, tiled floor, period style radiator and door opening to

**WASH CUPBOARD**

with sink, spa bags and slatted wood shelving.

**OFFICE/GAMES ROOM**

16'8" x 8'6"  
with laminate wood effect flooring, double glazed leaded light French doors opening onto the front of the property, coved ceiling, downlights and period style radiator.

Attractive staircase leads from the ground reception hall up to the first floor landing with access to the roof space. Downlights.

**IMPRESSIVE MASTER BEDROOM**

14'9" x 14'7"  
noticeably featuring full height double glazed French doors with matching side windows opening to Juliet balcony and affording views beyond, period style radiator, coved ceiling, range of full height fitted wardrobes and door through to the





### **HUGE FOUR PIECE ENSUITE BATHROOM**

with contemporary style tub bath having Grohe mixer tap and handheld shower attachment together with wash hand basin with Grohe mixer tap and cupboard beneath, double shower cubicle, low-level WC with concealed cistern, tiled floor, two tiled walls/splashbacks with illuminated display alcoves, wiring for two wall lights, shaver point, and double glazed window.

### **BEDROOM TWO - REAR**

17'7" x 8'11" max excl. wards

Large three door built-in range of wardrobes, 2 period style radiators, two double glazed windows affording attractive views beyond.

### **BEDROOM THREE - FRONT**

12'2" x 8'8"

with double glazed windows, period style radiator, downlights and door to the



### **BEAUTIFUL ENSUITE SHOWER ROOM**

with large double walk-in shower cubicle with rain shower and handheld adjustable shower, display niche, wash hand basin with mixer tap and cupboard beneath, low-level WC, period style radiator with heated towel rail attached, extractor fan, double window and downlighters.

### **BEDROOM FOUR - FRONT**

12'7" x 9'10"

with window, downlighters, period style radiator and coved ceiling.



### **BEAUTIFUL FOUR PIECE FAMILY BATHROOM**

has an antique style tub bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap and vanity cupboard, low-level WC, shower cubicle with rain shower and handheld shower attachment to the side with display niche, tiled floor, radiator with towel rail, tiled feature wall with display and downlighters, extractor fan and shaver point.

### **OUTSIDE**

The property is approached via an electronically and remotely operated electric gate giving access into a gravel parking area.

### **LARGE DETACHED DOUBLE GARAGE**

with two up and over garage doors, electric, light and power.

To the side of the garage there is a useful storage area with

### **LARGE TIMBER GARDEN SHED AND OIL TANK**

Paths on either side of property lead to the

### **SUBSTANTIAL REAR GARDEN**

The garden is a beautiful site to behold, it is mainly laid to lawn with easy to maintain decking patio adjoining the property, perimeter borders stocked with shrubs and plants and there is also a

### **SMALL GREENHOUSE**

and external lighting.

### **GENERAL INFORMATION**

The property is freehold and all mains services are connected except gas.



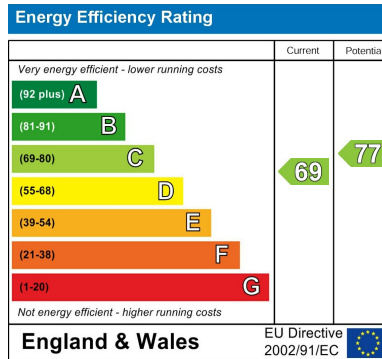


**Station Road, Claverdon, Warwick, CV35 8PE**





Total area: approx. 290.3 sq. metres (3124.9 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



## DIRECTIONS

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

**MARGETTS**  
ESTABLISHED 1806