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**Hobbs Hole Cottage,
Yarningale Common, Nr. Claverdon, Warwickshire, CV35 8HS**

Offers In The Region Of £1,299,995

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Nestled just North of the highly sought-after village of Claverdon, this charming detached home blends delightful character features with modern living, having been thoughtfully refurbished by the current owners in recent times.

The property offers over 2,500 square feet of stylish and versatile accommodation, which briefly comprises; five bedrooms (including ground floor bedroom, suitable for guests or flexible family living), two bathrooms (including en-suite shower room), three generous reception rooms, modern breakfast kitchen opening into the stunning garden room, utility room, and downstairs WC. Outside, there are beautifully maintained gardens that enjoy open views of the glorious Warwickshire countryside beyond.

A particular feature of the property is the potential to convert the "West wing" into a self-contained annexe, which would be ideal for multi-generational living, guest accommodation or independent workspace use.

Claverdon is a popular and picturesque village with such amenities as a community store, doctors' surgery, fine parish church, and multiple public houses. There is a local primary school (rated "Good" by Ofsted) and leisure facilities are available at The Ardencote Country Club. The nearby railway station ("Claverdon") offers regular trains to Warwick, Leamington Spa, Stratford-upon-Avon, Solihull and Birmingham City Centre. The village is also within easy access of the M40 (J15) motorway, which, in turn, provides fast links to the M5, M6 and M42 motorways. In addition, the neighbouring towns of Henley-in-Arden, Stratford-upon-Avon and Warwick provide a range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools.



This property is set back from the road behind a gravelled driveway, which provides parking for two vehicles. There is a foregarden with lawned area and a range of mature shrubs and trees. A metal pedestrian gate provides access to the side. From the driveway, a pair of timber gates give access to the rear garden and a gravelled pathway leads to the front door, with inset feature glazed panel and double glazed window to the side, which opens into:

Entrance Porch

8'6" x 3'3" (2.61m x 1.01m)

With vaulted ceiling, double glazed windows to either side, and tiled flooring. Part-glazed composite door, with double glazed window to the side, into:

Reception Hall

12'7" x 10'7" (3.86m x 3.23m)

With turned staircase rising to the first floor galleried landing, radiator, and narrow strip wood flooring. Solid wooden door into:

Snug/Reading Room

12'5" x 10'7" (3.80m x 3.24m)

With double glazed window to the front, sliding door to the side leading to the covered patio area, and radiator. Feature timber framed opening into:

Living Room

19'7" x 12'0" (5.97m x 3.68m)

With double glazed windows to rear, sliding door to the side leading to the covered patio area and rear garden beyond, feature multi-fuel stove, and radiator.

From the reception hall, there are a pair of doors into:

Cloaks Cupboard

Housing the electric consumer unit (installed in 2019).

From the reception hall, there is a door into:

Downstairs WC

6'0" x 3'0" (1.85m x 0.93m)

With obscure double glazed window to the front, low level WC with concealed cistern, vanity unit with oval wash hand basin and mixer tap over, extractor fan, and radiator.

From the reception hall, there is a door into:

Bedroom Five/Study

13'0" x 12'0" (3.98m x 3.68m)

With double glazed window to the rear, composite door, with inset glazed panel, leading to the patio area and rear garden beyond, radiator, and strip wood flooring.

From the reception hall, there is a door into:

Breakfast Kitchen

18'10" x 15'7" (5.75m x 4.75m)

With feature vaulted ceiling, large Velux window, two further Velux windows, exposed timber beams, double glazed windows to the front, a range of wall, drawer and base units with quartz work surface and matching upstands (including windowsill) over, inset sink with mixer tap over, built-in "Bosch" electric double oven, inset 5-ring "Bosch" induction hob with acrylic splashback panel and "Rangemaster" chimney-style extractor hood over, integrated microwave, integrated "Bosch" dishwasher, space and plumbing for an American-style fridge-freezer with cupboard (including pull-out larder units) surround, central island with space for two bar stools, inset drawer units and quartz work surface over, and tiled flooring with underfloor heating. Opening into:

Garden Room

15'7" x 9'7" (4.76m x 2.94m)

With feature vaulted ceiling, Velux window, exposed timber beams, double glazed windows to the side and rear, "Renka" sliding aluminium doors to the rear (creating a pillarless corner, when both sides are open) leading to the patio area and covered gazebo with retractable canopy, and tiled flooring with underfloor heating.





From the breakfast kitchen, there is a wide opening into:

Dining Room

12'11" x 11'7" (3.95m x 3.55m)

With "Renka" sliding aluminium doors to the rear leading to the patio area and tiled flooring with underfloor heating. Door into:

Utility Room

9'11" x 5'6" (3.04m x 1.69m)

With wall and base units with quartz work surface and matching upstands (including windowsill) over, inset stainless steel sink with mixer tap over, space for a fridge-freezer, space and plumbing for a washing machine, space and plumbing for a tumble dryer, and tiled flooring with underfloor heating. Sliding doors into:

Boiler Room

Housing the "Warmflow" unvented water cylinder and manifolds for the underfloor heating.

From the breakfast kitchen, there is a turned oak staircase, with open treads and glazed side panels, that leads to a small landing area. Door into:

Bedroom Four/Gym

17'9" x 12'11" (5.43m x 3.95m)

With feature vaulted ceiling, Velux windows, exposed brick wall, timber door giving access to a rear external stairway that returns to the patio area with canopy over, and strip wood flooring.

First Floor Galleried Landing

12'3" x 10'7" (3.75m x 3.24m)

With drop-down hatch giving access to the roof void. Door into:

Bedroom One Suite

- Dressing Area

With built-in wardrobe with hanging rail and fitted shelving. Large opening into:

- Bedroom Area

19'7" (max) x 12'9" (5.98m (max) x 3.89m)

With part vaulted ceiling, exposed timber beams, double glazed window to the side, a range of built-in wardrobes (including top boxes), and matching dressing table unit.

- En-Suite Shower Room

7'11" x 5'4" (2.43m x 1.63m)

Recently refitted; with Velux window, 3-piece suite comprising; shower cubicle with glazed screen and mains fed shower over, low level WC with concealed cistern, wall hung vanity unit with inset wash hand basin and mixer tap over, extractor fan, wall hung storage cupboard, and radiator with towel rail.

Bedroom Two

13'0" x 12'1" (3.98m x 3.70m)

With part vaulted ceiling, exposed timber beams, double glazed window to the side, a range of built-in wardrobes, matching chest of drawers unit, and radiator.

Bedroom Three

12'5" x 10'7" (3.80m x 3.24m)

With part vaulted ceiling, exposed timber beams, double glazed windows to the front and side, and radiator.

Family Bathroom

10'7" x 7'0" (3.24m x 2.15m)

With part obscure double glazed window to the front, 4-piece suite comprising; large panelled bath with centralised mixer tap over, shower cubicle with glazed panel and sliding door, mains fed 'rain head' shower and additional handheld attachment, low level WC with concealed cistern, vanity unit with wood block top, circular wash hand basin and mixer tap over, extractor fan, shaver point, built-in storage cupboard, Aquaboard to splashback areas, and vertical radiator with towel rail.



Gardens

The gardens extend to the front, side and rear of the property and are predominantly laid to lawn, bordered by mature shrubs and trees. A delightful patio, with two covered areas, wraps from the side to the rear and creates the ideal space for outdoor entertaining. There is an ornamental pond with water feature that sits adjacent to the patio, and steps lead down to a further garden area, which enjoys open views across the neighbouring meadow. Additional features include; a cold-water tap, outdoor lighting and power sockets.

ADDITIONAL INFORMATION

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 51 Mbps and a predicted highest available upload speed of 9 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is to a private system, which is located within the grounds. The heating is via an air source heat pump.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

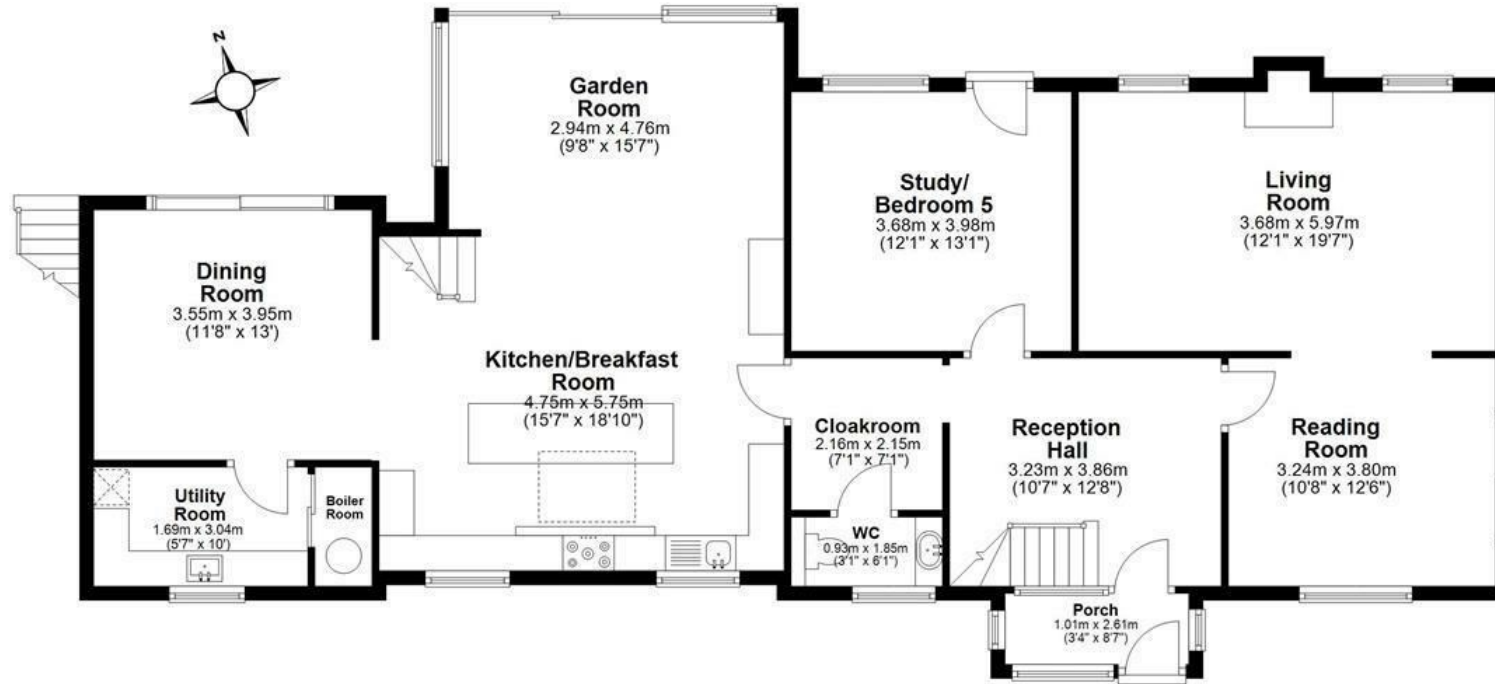
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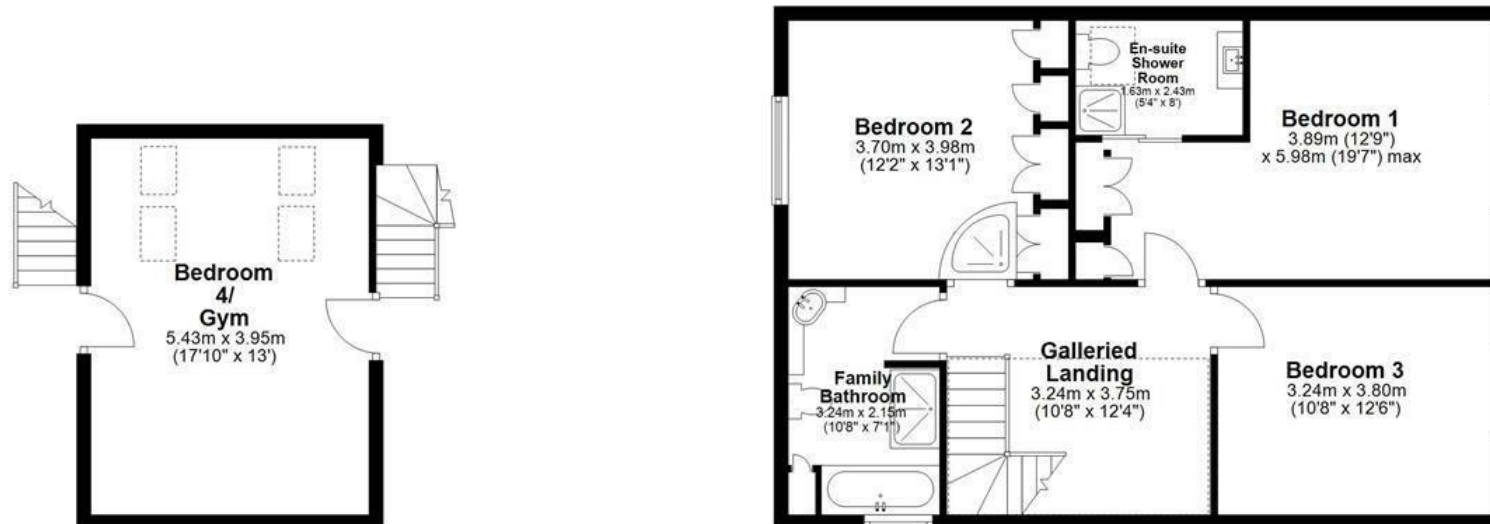
Ground Floor

Approx. 142.5 sq. metres (1534.2 sq. feet)



First Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



Total area: approx. 233.8 sq. metres (2516.6 sq. feet)

NOT TO SCALE

