



**EARLES**  
TRUSTED SINCE 1935



**Barn Cottage,  
Henley Road, Claverdon, Warwickshire, CV35 8LJ**

**Offers In Excess Of £800,000**

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*Believed to date back, in part, to the 17th Century, this exceptional character cottage was thoughtfully converted in 1987 to create a unique residence that seamlessly blends period charm with contemporary living. Offered to the open market for the first time in almost 40 years, Barn Cottage has been a much-loved family home, providing generous accommodation set within some 2.15 acres of grounds. Enjoying a high degree of privacy and seclusion, the property commands delightful views across its own adjoining land and open countryside beyond.*

*In brief, the well laid out accommodation comprises; four bedrooms, two bathrooms, three reception rooms, well fitted kitchen, utility room and downstairs cloakroom. The property further benefits from ample driveway parking, double garage, separate home office and private rear garden. Beyond the garden lies an adjoining paddock, which totals just under 2 acres.*

*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 "Outstanding" 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 Warwick, Leamington Spa and Stratford-upon-Avon provide a range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools.*





Discreetly tucked back from the road, the property is approached via a gravelled driveway, which provides parking for multiple vehicles and gives access to the double garage. Two timber gates either side of the property provide access to the rear garden. Beneath an open porch, the front door opens into:

### Reception Hall

10'10" x 4'11" (3.31m x 1.50m)

With window to the side. Door into:

### Cloakroom

6'6" x 6'2" (2.00m x 1.89m)

With window to the side, low level WC, pedestal wash hand basin, and tiling to splashback areas.

### Inner Hallway

With full-length window to the front and radiator.

Opening into:

### Dining Room

12'5" x 11'4" (3.81m x 3.47m)

With feature timber beams, window to the side, door leading to the living room, staircase rising to the first floor, and radiators. Timber glazed double doors into:

### Garden Room

12'11" x 11'4" (3.96m x 3.47m)

With windows to the sides and rear, glazed door leading to the rear garden, fitted storage cupboards, radiators, and tiled flooring (with underfloor heating).

### Living Room

18'10" x 12'8" (5.76m x 3.88m)

With feature timber beams, full-length window to the front, further windows to the rear, fitted shelving to the alcoves, feature fireplace with space for an electric fire and flagstone hearth, and radiators.

From the reception hall, there is a door into:

### Breakfast Kitchen

16'6" (max) x 11'0" (5.04m (max) x 3.37m)

With feature timber beams, windows to the side and rear, bespoke fitted kitchen with a range of wall, drawer and base units with wooden work surface over, inset 1.25 stainless steel sink with chrome mixer tap over, large "Britannia" range-style cooker with 6-ring electric hob, two ovens and extractor fan over, integrated refrigerator, space and plumbing for a dishwasher, tiling to splashback areas, radiator, and tiled flooring. Glazed door into:

### Utility Room

11'9" x 7'11" (max) (3.60m x 2.43m (max))

With window to the side, timber door leading to the rear garden, wall and base units with laminate work surface over, space for a large freezer, space and plumbing for an automatic washing machine, space for a tumble dryer, and floor-mounted "Worcester Heatslave" oil-fired boiler.

### First Floor Landing

17'11" x 14'2" (5.47m x 4.34m)

L-shaped; with Velux windows, feature timber roof trusses and beams, and radiator. Doors into:

### Large Storage Cupboard

8'2" x 4'5" (2.50m x 1.35m)

With lighting.

### Airing Cupboard

With fitted shelving.

### Bedroom One

21'4" (max) x 14'10" (6.51m (max) x 4.54m)

With large Velux window, built-in wardrobes with hanging rail and further storage above, and radiator. Door into:





### **En-Suite Shower Room**

7'2" x 5'3" (2.20m x 1.61m)

With Velux window, 3-piece suite comprising; quadrant shower cubicle with sliding glazed doors and shower attachment over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

### **Bedroom Two**

14'2" x 12'9" (4.33m x 3.89m)

With small hatch giving access to the roof space, large Velux window, further window to the side, door leading to walk-in wardrobe with hanging rail, and radiator.



### **Bedroom Three**

15'0" (into wardrobe) x 11'1" (4.59m (into wardrobe) x 3.39m)

With large Velux window, feature timber beams, further window to the side, door leading to walk-in wardrobe with hanging rail, and radiator.

### **Bedroom Four**

9'5" x 8'2" (2.88m x 2.51m)

With Velux window, feature timber beams, door leading to eaves storage cupboard, and radiator.

### **Family Bathroom**

6'7" x 6'6" (max) (2.01m x 2.00m (max))

With small hatch giving access to the roof space, Velux window, 3-piece suite comprising; panelled bath with folding glazed screen, "Aqualisa" shower attachment and chrome mixer tap over, low level WC, vanity unit



with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

### **Double Garage**

17'10" x 17'2" (5.45m x 5.25m)

With two pairs of double timber doors, lighting, power, and concrete floor.

### **Separate Home Office**

13'8" x 9'7" (4.17m x 2.94m)

With hatch giving access to the loft space, Velux window, further windows to the front and side, and radiator.

### **Loft Space**

Accessed via a drop-down ladder and being fully boarded; with lighting.

### **Rear Garden**

The garden is mainly laid to lawn and features two paved patio areas, ideal for outdoor entertaining. A timber garden shed is situated within the grounds and there are a wide range of mature flowers, plants, shrubs and trees. The garden enjoys a high degree of privacy, being enclosed by mature hedging and timber fencing. Access is available from both sides of the property via a timber pedestrian gate to the left-hand side and a five-bar timber gate to the right-hand side. Beyond the garden, a further five-bar timber gate leads to:

### **Adjoining Pastureland**

Extending to approximately 1.93 acres.

## ADDITIONAL INFORMATION

### Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 66 Mbps and a predicted highest available upload speed of 14 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home

O2 - Variable outdoor

Three - Good outdoor and in-home

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 drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the utility room.

### Tenure:

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

### Viewing:

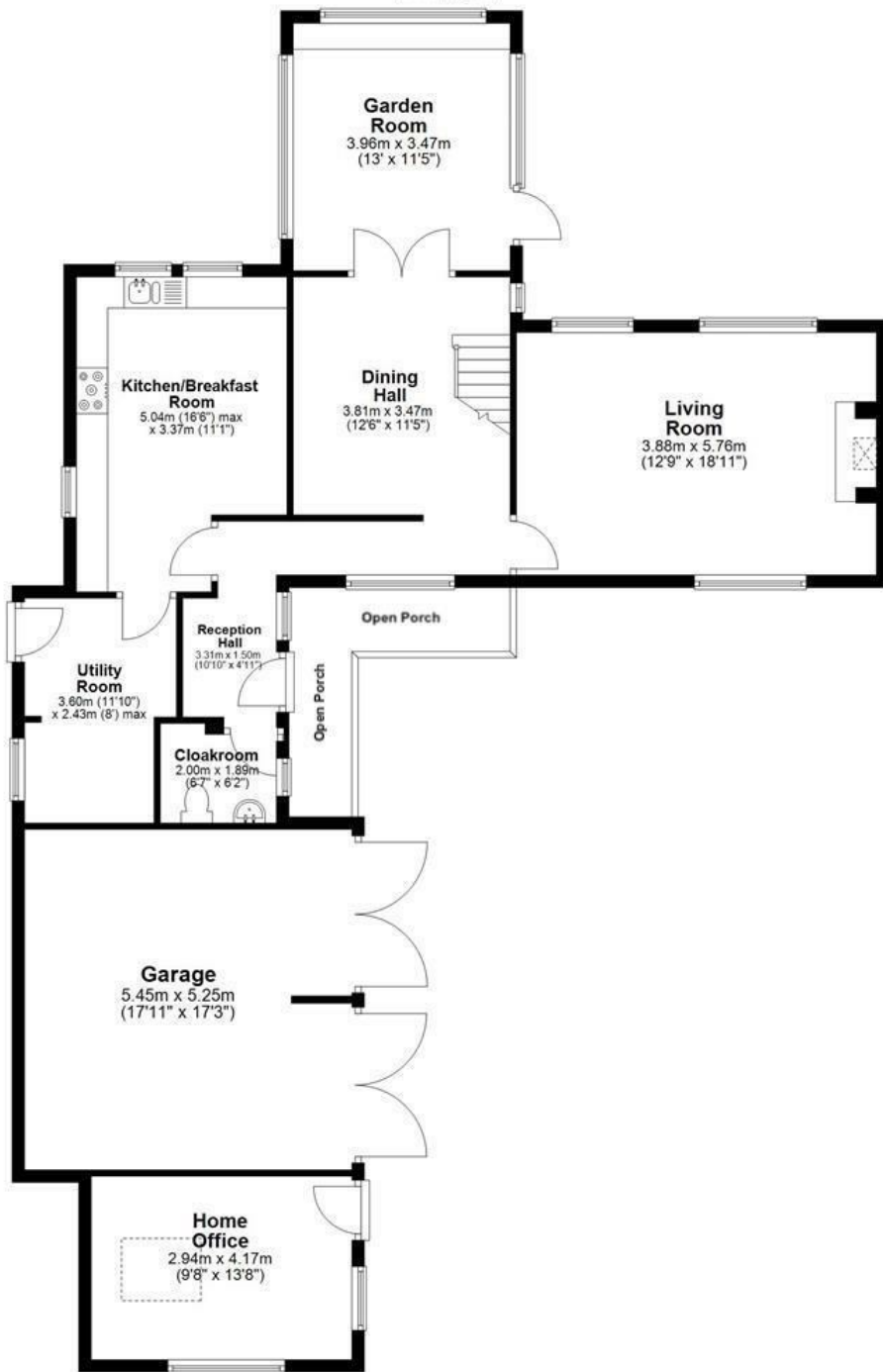
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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### Ground Floor

Approx. 127.0 sq. metres (1366.7 sq. feet)  
(excluding (No\_Tile))



### First Floor

Approx. 93.2 sq. metres (1002.7 sq. feet)



Total area: approx. 220.1 sq. metres (2369.3 sq. feet)

**NOT TO SCALE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

