





Offering superb potential, this traditional detached bungalow is set in stunning gardens of just over 1/2 acre and includes a field located to the rear which is approximately 3,5 acres. Great Pinley is located between the highly desirable villages of Claverdon and Shrewley: Reception hall, living room, dining room, breakfast kitchen, laundry, WC, three bedrooms and bathroom. Extensive driveway, garage and a magnificent rear garden. EPC F 23

This traditional detached bungalow is situated in an area known as Great Pinley, midway between the desirable

villages of Claverdon and Shrewley which are approximately 1.5 and 0.7 miles respectively. The Ardencote Country Club is just around the corner with full leisure facilities and golf course.

Shrewley is a small Warwickshire village with a local general store, village Hall and inn. The larger village of Claverdon has an active community and benefits from a Medical Centre with dispensary, Community shop, village football, Claverdon Rugby club and cricket teams, tennis club, two public houses, thriving Parish Church and community centre, two children's nurseries and of course the very popular Primary.

The market town of Henley-in-Arden is 3 miles to the west and, for commuters who need to travel to Birmingham and Coventry, these lie between 10 and 19 miles to the north and east, with access to the M40 near Warwick being close by, providing a fast link to the M42 and Midlands conurbation.

For those commuters who prefer a rail link to Oxford, Birmingham and London, Warwick Parkway Station is situated close by and Birmingham International Airport is within easy driving distance of the property.

The accommodation in brief affords:





Approach

Through double glazed, double opening entrance doors into:

Entrance Porch

With a further multi paned entrance door leading to:

Spacious Reception Hall

6.17m x 3.32m (20'3" x 10'11") Radiator, telephone point and doors radiate off to:

Living Room

4.63m x 4.48m (15'2" x 14'8") With focal point fireplace, double glazed square bay window to the front aspect and door to the:

Dining Room

4.48m x 4.13m (14'8" x 13'7") Wiring for wall lights, radiator, double glazed windows to side and front aspects.

Breakfast Kitchen

4.61m x 4.58m (15'1" x 15'0") Range of matching wood fronted base and eye level units, ample worktops, inset double drainer sink unit. Zanussi electric cooker, space and plumbing for dishwasher, space for upright fridge/freezer,

radiator, tiled floor and a double glazed window to rear aspect.

Side Entrance Hall

Tiled floor, casement door to side aspect, driveway and multi paned door to:

Laundry Room

Stainless steel double drainer sink with drawers beneath, worktop with space for domestic appliance. Space for further appliances, eye level storage cupboards. Built-in Linen Cupboard, double doors reveal the Worcester oil fired boiler. Glazed door to:



Rear Entrance Porch

Further storage cupboards, worktop with space for tumble dryer below. Multi paned windows and casement door providing access to the rear garden. Doors to Garage and a useful Storeroom.

Store

Located at the rear of the garage with Belfast sink, power and light, shelving and two windows. Service door to:

WC

Low flush WC, ceiling light point.

Bedroom One

4.63m x 4.61m (15'2" x 15'1") Range of matching bedroom furniture which extends across one wall providing ample hanging rail and drawer space with inset wash hand basin and a built-in laundry basket. Two radiators, double glazed square bay window to front aspect and a secondary glazed window to side aspect.

Bedroom Two

4.62m x 3.40m (15'2" x 11'2") Pedestal wash hand basin, radiator, secondary glazed window to side aspect, double glazed casement door with windows to either side providing access and views of the garden.

Bedroom Three

3.39m x 3.08m (11'1" x 10'1") Radiator and a double glazed window to rear aspect.

Bathroom

3.08m x 2.44m (10'1" x 8'0") Suite comprising large corner bath, WC, pedestal wash hand basin. Tiled shower enclosure, tiled floor, radiator, double glazed window to rear aspect.

Outside

Five bar gate leading to the stone driveway which provides good off road parking and provides access to the Garage.



Established private front garden which is lawned with mature beds and borders housing an abundance of flowering plants, shrubs and specimen trees.

Five bar gate leading to the stone driveway which provides good off road parking and provides access to the Garage. Established private front garden which is lawned with mature beds and borders housing an abundance of flowering plants, shrubs and specimen trees.

Rear Garden

The stunning gardens and grounds extend in all to approximately ½ acre and have to be seen to be fully

appreciated. The gardens include a crazy paved terrace, feature garden pond and a Green House with adjacent Kitchen Garden area with raised planters. There is a new 12"x8" garden shed with double doors and an adjacent open-fronted covered storage area which accommodates the oil tank, A pedestrian gate to the rear leads to a grass walkway which provides direct access to the:

Three and a half acre field

Which has an excellent separate vehicular access with metal double opening gates. The field/paddock would be ideal for equestrian purposed.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

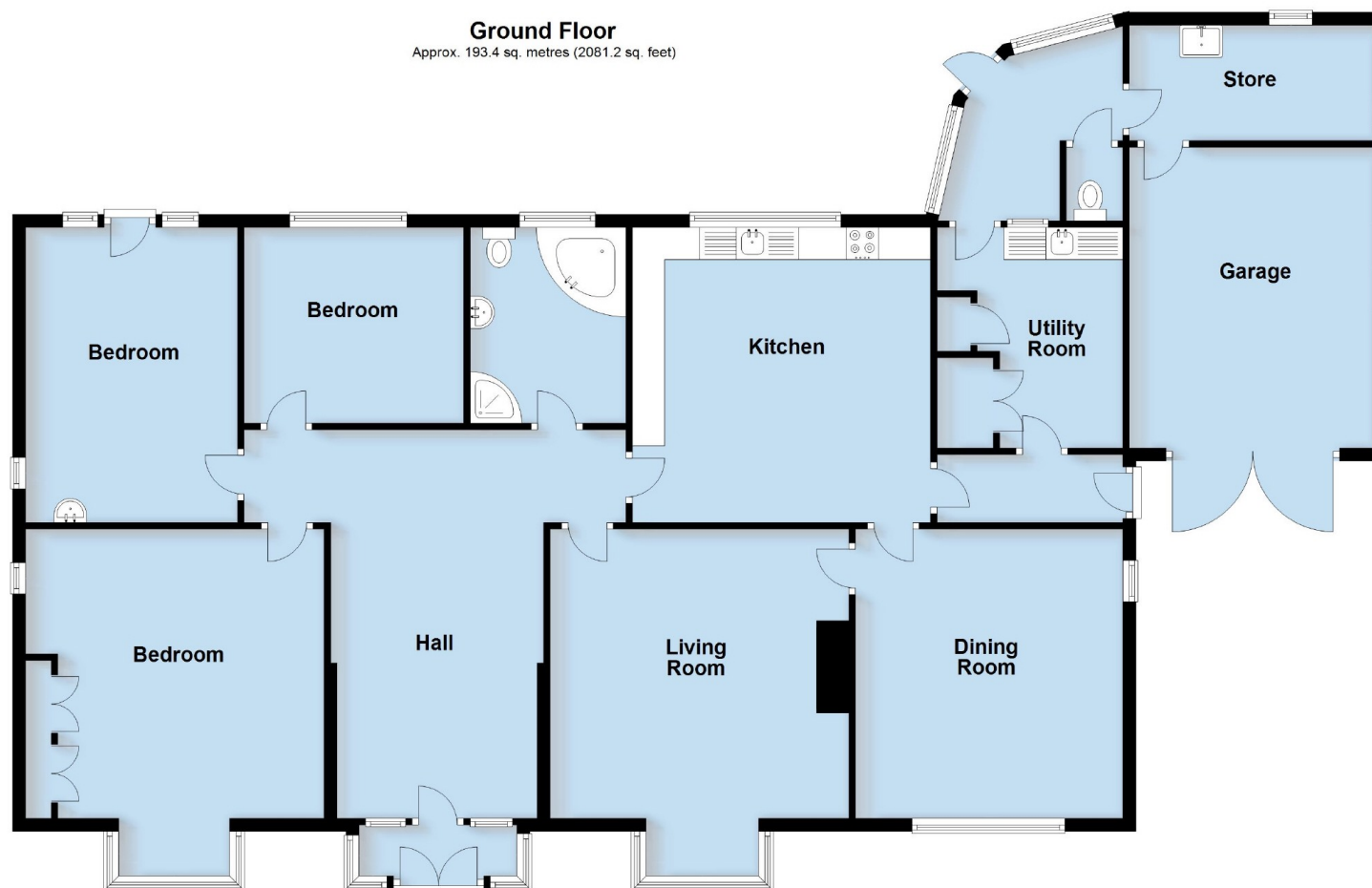
Mains electricity and Water are connected to the property. Drainage is to a private system and heating is by way of an oil fired system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

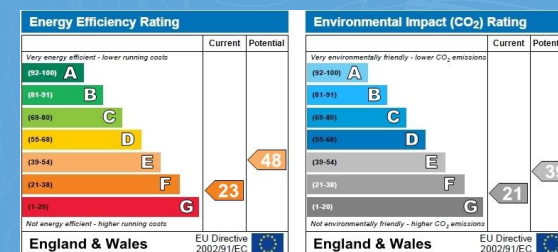
Warwick Office
17 - 19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Total area: approx. 193.4 sq. metres (2081.2 sq. feet)

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



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN