



Church Road, Claverdon

Guide Price £1,100,000



PROPERTY OVERVIEW

Half Acre Cottage, located in the very sought after village of Claverdon. This is a 3 bedroom detached cottage which has been sympathetically extended over the years by the existing owner and set in 0.6 acres of land. The site has great development opportunity (subject to the necessary planning consent) for the re-development of the land for residential purposes. As it is located within the village boundary and not within the conservation area. Opportunities for land, in this location, do not come to the market that often. The cottage access through a gated entrance on gravelled driveway, has a front stable door which leads into a spacious hallway with double glazed windows to the front and rear of the property, office/craft room with stairs leading to the second and third bedrooms, an open plan living room with dining area, access to the main bathroom with a double low level shower, vanity unit, single basin and WC, principal bedroom, ensuite, kitchen with large work surfaces, fitted storage units, eye level oven, separate induction hob, double drainer sink unit and fitted dishwasher and octagonal shaped double glazed conservatory.





Outside, the property is centrally located within 0.6 acres of land giving access to all four sides of the lawned garden and double garage with remote operating system. We would recommend early inspection by all interested parties.

PROPERTY LOCATION

Claverdon is a very popular Warwickshire village, lying between the larger towns of Henley in Arden and Warwick and containing a variety of residential dwellings, together with village amenities which include a village hall, post office and stores, parish church, junior and infant school and doctor's surgery.

Council Tax band: E

Tenure: Freehold

- Approx. 0.6 Acres
- Claverdon Village Location
- Development Opportunity
- Corner Plot
- Freehold
- 3 Bedroom Cottage



HALLWAY

13' 3" x 8' 2" (4.04m x 2.49m)

LIVING ROOM

20' 2" x 16' 7" (6.15m x 5.05m)

DINING AREA

14' 9" x 8' 2" (4.50m x 2.49m)

BATHROOM

11' 0" x 8' 2" (3.35m x 2.49m)

KITCHEN

14' 9" x 13' 1" (4.50m x 3.99m)



CONSERVATORY

13' 1" x 10' 6" (3.99m x 3.20m)

OFFICE/CRAFT ROOM

14' 9" x 14' 2" (4.50m x 4.32m)

FIRST FLOOR OFF LIVING ROOM

PRINCIPAL BEDROOM

20' 0" x 13' 7" (6.10m x 4.14m)

ENSUITE

16' 9" x 8' 0" (5.11m x 2.44m)

FIRST FLOOR OFF OFFICE/CRAFT ROOM

BEDROOM TWO

15' 7" x 9' 10" (4.75m x 3.00m)

BEDROOM THREE

14' 9" x 14' 3" (4.50m x 4.34m)

TOTAL SQUARE FOOTAGE

183 sq.m (1970 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

15' 7" x 15' 7" (4.75m x 4.75m)

FOUR SIDED LAWNED GARDENS

ITEMS INCLUDED IN THE SALE

Fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains and blinds, fitted wardrobes in two bedrooms, garden shed, greenhouse and electric garage door.



ADDITIONAL INFORMATION

Services - oil, mains electricity and sewers. Broadband - BT. Loft space - boarded.

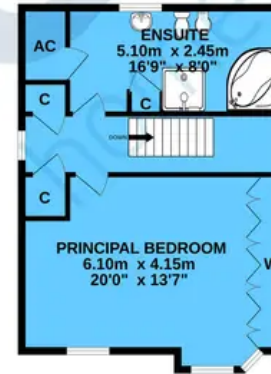
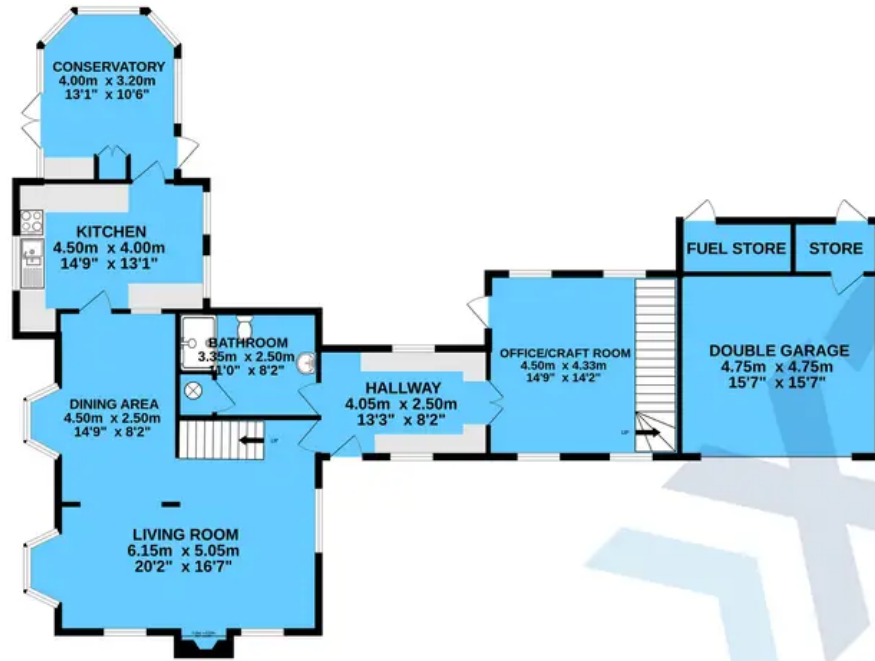
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 183.0 sq.m. (1970 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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