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Church Road, Claverdon, Warwick

Price guide  
£475,000



A delightfully situated character cottage offering charming accommodation enjoying open views to the rear towards the Parish Church. Reception Hall, character living room with multi-fuel stove, well equipped fitted kitchen and breakfast area, cloaks/wet room, utility, three good bedrooms, bathroom, oil fired heating, sealed unit double glazing, gated driveway, established private gardens to rear and side. Energy rating F 35

The desirable village of Claverdon is situated approximately 5 miles from the county town of Warwick and 6 miles north of Stratford upon Avon. Although the village is surrounded by glorious rolling

countryside with its many footpaths and bridle ways, major employment centres are within easy driving distance.

Claverdon has an active community and benefits from a Medical Centre with dispensary, Community shop, village football 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 school is within walking distance. The Ardencote Country Club is also nearby with full leisure facilities and golf course.

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.

The accommodation, in detail, is comprised as follows:

### Approach

Through entrance door with bull eye pane into:

### Entrance Hall





Quarry tiled floor, radiator, wall light point, ceiling beam, latched door revealing an Under Stairs Storage Cupboard. Stairs rising to First Floor and further doors to:

### Living Room

6.64m x 4.15m narrowing to 2.76m (19'8" x 13'7" narrowing to 9'1") The main focal point of the room is the fireplace which has an inset multi-fuel stove, set on a quarry tiled floor with a brick surround and oak mantel. TV aerial point, two radiators, ceiling beam, custom made book/display shelving, wiring for wall

lights, sealed unit double glazed windows to the front and side aspects all with fitted shutters, and sealed unit double glazed French doors provide views and access to the rear garden.

### Breakfast Kitchen

6.64m x 1.98m widening to 2.82m (21'9" x 6'6" widening to 9'3") Having a range of matching units with beech worktops, ceramic single drainer sink unit with mixer tap and rinse bowl, complementary tiled splashbacks, induction hob set on a granite surface with extractor unit over, Built in electric oven and

warming drawer with microwave over, integrated dishwasher and fridge/freezer, fitted breakfast table with radiator beneath, attractive dresser unit, downlighters, ceiling beams, quarry tiled floor, radiator, sealed unit double glazed window to front aspect, sealed unit double glazed French doors provide access to the gardens and a latched door leads through to the Rear Lobby.

### Rear Lobby

Ceramic tiled floor, stable door to rear garden, latched door to Cloaks/Shower Room, opening to:

### Utility





Floor mounted oil fired boiler, space and plumbing for washing machine, power and light and a tiled floor.

### Cloaks/Wet Room

Having tiled walls and floor, W.C, wash hand basin, shower area with a Bristan shower system, extractor fan, downlighters, wall light point, chrome electric towel rail and a sealed unit double glazed window to rear aspect.

### Half Landing

Stairs rising from the Entrance Hall to the half landing with a small flight of stairs rising in separate directions to:

### Front Landing

Access to roof space, ceiling light point, built in Linen Cupboard and latched doors to:

### Bedroom One

4.15m x 4.11m (13'7" x 13'6") Having a range of custom built bedroom furniture which provides ample hanging rail, drawers and storage space, downlighters and radiator, Sealed unit double glazed dormer window to front aspect and an additional sealed unit double glazed window to the side aspect,

### Bedroom Two

3.80m x 3.12m narrowing to 2.20m (12'6" x 10'3" narrowing to 7'3") Wood effect floor, ceiling light point, radiator and a sealed unit double glazed dormer window to front aspect.

### Rear Landing

Downlighters, built in low level storage cupboards with display area over and a Velux double glazed window to rear aspect. Latched doors to:

### Bedroom Three

3.64m x 2.40m (11'11" x 7'10") Built in double door wardrobe, radiator and a sealed unit double glazed window to rear aspect.





## Bathroom

White suite comprising bath with Bristan shower system over and folding shower screen. Pedestal wash hand basin with complementary tiled splashbacks, W.C, electric chrome heated towel rail, extractor fan, shaver point, downlighters and a sealed unit double glazed window to rear aspect.

## Outside

There is a shallow enclosed front garden with picket gate leading to the tiled canopy porch and entrance door. A five bar gate to the side provides access to the good sized driveway. From the driveway, timber

double opening gates lead to the rear garden, and a picket gate allows access to the the side garden.

## Side Garden

Which is well screened by mature hedging, enclosed on all side and predominantly laid to lawn.

## Private Rear Garden

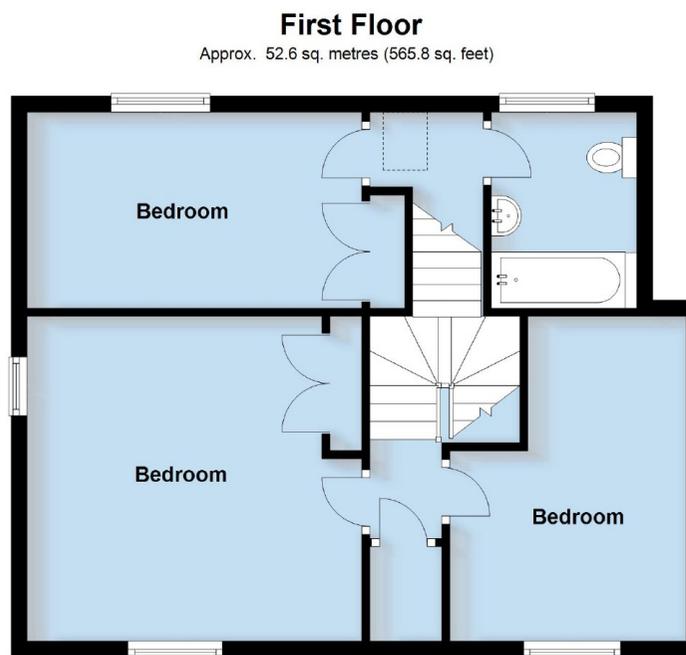
Which has a generous paved patio area incorporating an ornamental garden pond, Steps rise to a section of lawn and there are well stocked beds and borders. There is also external lighting and an outside tap.

## Services

Mains electricity, water and drainage are understood to be connected. 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 satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.



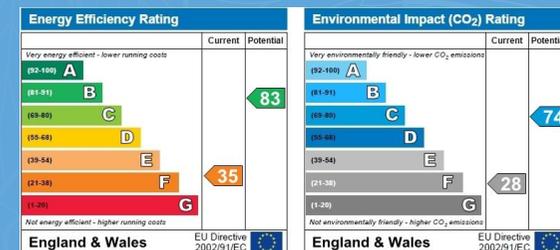
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Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

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