



**Hunters Heights, Station Road
Claverdon, Warwickshire, CV35 8PH**

Offers In The Region Of £750,000

This impressive detached family home, offering approximately 2,217 sq ft of living space, is located in the highly sought-after village of Claverdon. Boasting four bedrooms and three bathrooms, the property is ideal for those seeking space, comfort, and potential.

The ground floor features a welcoming entrance hall, a cloaks/shower room, a study, a spacious lounge/dining area, a conservatory, a well-appointed breakfast kitchen, and a utility room. Upstairs, the master bedroom benefits from its own en-suite, accompanied by three further bedrooms and a family bathroom. Outside, the property is set back behind a large driveway with a double garage, and enjoys mature front and rear gardens — the rear garden benefiting from a desirable southerly aspect. The main roof was replaced approximately five years ago.

Offering a fantastic blank canvas, this home presents a wonderful opportunity for buyers to personalise and create their ideal family residence in a prime village location.

Claverdon is a picturesque village which provides many amenities including a community store, fine parish church and multiple public houses. There are an excellent range of state, private and grammar schools in the Claverdon area as well as leisure facilities including The Ardencote Country Club. Claverdon further benefits from being surrounded by the rolling hills and fields of Warwickshire countryside.

Stratford upon Avon (8 miles) is readily accessible from Claverdon, as is Warwick (6 miles) and Leamington Spa (8 miles). All of the above have railway stations and trains to London Marylebone and Birmingham City Centre. The M40 (J15) is just 5 miles from the property, Solihull is 15 miles away and Birmingham is 20 miles away. (distances approximate)



Set well back from the road in an elevated position, behind a large block paved driveway providing parking for multiple vehicles and access to the double garage. Lawned foregarden with borders to each side. There is also pedestrian access to the rear garden. Beneath a canopy porch, a part glazed front door opens into:-

Porch

Tiled floor, glazed windows and a further part glazed entrance door leads to:

Entrance Hall

With radiator, staircase rising to first floor and doors to:

Cloaks/Shower Room

Comprising wash hand basin, W.C, radiator, tiled shower enclosure with electric 'Mira' shower over, tiled floor and extractor fan.

Study

10'2" x 7'6" (3.1m x 2.3m)

Radiator and UPVC double glazed window to the front.

" L " Shaped Lounge/Dining Room

21'11" x 15'1" (min) and 20'8" (max) (6.7m x 4.6m (min) and 6.3m (max))

Feature fireplace with marble hearth and back, three radiators, UPVC double glazed window to the front and double french doors leading through to:-

Conservatory

12'9" x 10'5" (3.9m x 3.2m)

Quarter height brick walls with hardwood double windows, polycarbonate roof, power & lighting. French doors giving access to the patio & garden beyond.

Breakfast Kitchen

20'4" x 9'6" (6.2m x 2.9m)

A range of wall, base and drawer units with roll top work surfaces over, tiling to splashbacks. Acrylic single drainer sink unit with mixer tap and rinse bowl. Space for a Range style cooker, shelved pantry, tiled floor and a UPVC double glazed window to the rear, overlooking the garden.

Dining Area: Matching tiled floor, radiator, UPVC double glazed window to the rear, door to the Double Garage and door to:

Utility Room

11'9" x 7'10" (3.6m x 2.4m)

A range of wall and base units with roll top work surfaces over, inset stainless steel single drainer sink unit with mixer tap over, tiling to splashbacks. Space and plumbing for dishwasher and washing machine, floor mounted oil fired boiler, space for an under counter refrigerator, tiled floor, UPVC double glazed window to the rear and part glazed, double glazed door giving access to the rear garden.

First Floor Landing

Radiator, hatch giving access to the loft, airing cupboard housing the hot water cylinder and fitted shelving. Doors to:

Bedroom One

12'9" to wardrobe fronts x 10'9" (min) / 14'1" (max) (3.9m to wardrobe fronts x 3.3m (min) / 4.3m (max))

Built in full height range of wardrobes which provide ample hanging rail and storage space, radiator, dual aspect with UPVC double glazed windows to the front and side. Door opening into:

En-Suite

7'5" x 5'6" (2.27m x 1.7m)

Fully tiled en-suite comprising; walk in shower unit with mains fed shower over and curved shower screen, pedestal wash hand basin with chrome mixer tap over, low level W.C, shaving point, radiator, heated towel rail, extractor fan and UPVC obscure double glazed window to the rear.

Bedroom Two

14'5" x 10'7" (4.4m x 3.23m)

Radiator, door to fitted wardrobe with hanging rails and shelving, UPVC double glazed window to the front.

Bedroom Three

11'1" x 10'2" (3.39m x 3.12m)

Radiator and UPVC double glazed window to the rear.





Bedroom Four

9'1" x 7'7" (2.79m x 2.33m)

Radiator and UPVC double glazed window to the rear.

Bathroom

7'7" x 7'1" (2.32m x 2.16m)

Comprising bath with shower over, pedestal wash hand basin, W.C, radiator, fully tiled walls and UPVC obscure double glazed window to the rear.

Outside

Slightly elevated position standing well back from the road behind well tended lawn & extensive driveway providing excellent off road parking and access to the:

Double Garage

22'8" x 17'10" (6.91m x 5.46m)

Remote control concertina door, power and lighting, space at the rear for storage or a work area. Pedestrian door giving access to the kitchen.

South Facing Rear Garden

Enjoying privacy & a southerly aspect. Enclosed on all sides with full width block paved patio & central shaped lawn. Well stocked borders providing colour & interest throughout the year.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via oil fired central heating.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 76 Mbps and highest available upload speed 19 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as



voice and text messages are more likely to be available. EE has a performance of 83%, Three has a performance of 78%, O2 has a performance of 76% and Vodafone has a performance of 72%

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

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band F

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>

Fixtures & Fittings:

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

Viewing:

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

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Total area: approx. 206.1 sq. metres (2217.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

