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2 Church Field Cottages, Langley Road, Claverdon, Warwick

Price Guide £385,000

Attractively positioned in the heart of this highly regarded village, this semi-detached character cottage occupies generous mature gardens and offers excellent scope for modernisation and improvement.

The accommodation briefly comprises a sitting room featuring a wood-burning stove, a kitchen, and a glazed lean-to. On the first floor, there are two bedrooms, a box room and a bathroom.

Outside, a shared side driveway with a five-bar gate provides access to the gardens, together with a gravelled area offering off-road parking. Offered for sale with no upward chain. Energy Rating F.

Location

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 bridleways, major employment centres, junction 15 of the M40 motorway, and Warwick Parkway Station, on the Chiltern line to London Marylebone, are within easy driving distance.

The village benefits from a Medical Centre with a dispensary, a Community shop, village football and cricket teams, a tennis club, two pubs, a thriving Parish Church and community centre, two children's nurseries, and the popular Primary school.

Approach

Through a UPVC entrance door into:

Kitchen

11'11" x 11'8" (3.65m x 3.58m)
Range of base units, worktops with a single drainer sink unit, space for an electric cooker and plumbing for domestic appliances. Double-glazed windows to front, side and rear aspects. Latched door to:

Sitting Room

17'0" x 12'1" (5.20m x 3.70m)
Fireplace with cast iron wood burner with quarry tiled hearth, brick back and beam over, ceiling beams. Two double-glazed windows to the front aspect, a double-glazed bow window to the rear aspect, and a uPVC double-glazed casement door provide access to the glazed Lean-To. tiled floor, wall-mounted Creda storage heater, wall light points. Staircase rising to:

Glazed Lean-To

12'0" x 8'0" (3.66m x 2.46m)
Tiled floor.

First Floor Landing
Wall-mounted Creda storage heater, double-glazed window to the rear aspect. Doors to:

Bedroom One
9'4" x 7'3" (2.85m x 2.23m)
Double-glazed window to the front aspect.

Bedroom Two
8'1" x 7'3" (2.48m x 2.23m)
Double-glazed window to the rear aspect.

Box Room
9'0" x 4'1" (2.76m x 1.27m)
Double-glazed window to the front aspect.

Bathroom
Bath, pedestal wash-hand basin, WC, built-in Airing Cupboard and a double-glazed window to the front aspect.

Outside
Outside, a shared side driveway leads to a five-bar gate providing access to the gardens, along with a gravelled area offering off-road parking. There is also a gated side pedestrian access leading to the rear of the garden and the rear entrance door to the Kitchen and the lean-to.

Generous Sized Rear Garden
The property enjoys a generous, well-proportioned rear garden that extends away from the house, offering an excellent sense of space. The garden is mainly laid to lawn with a central paved pathway leading to the far end, creating an attractive focal line through the plot. Mature hedging and fencing to the boundaries provide good privacy, while a number of established shrubs, trellis structures and planting areas add character and interest.

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

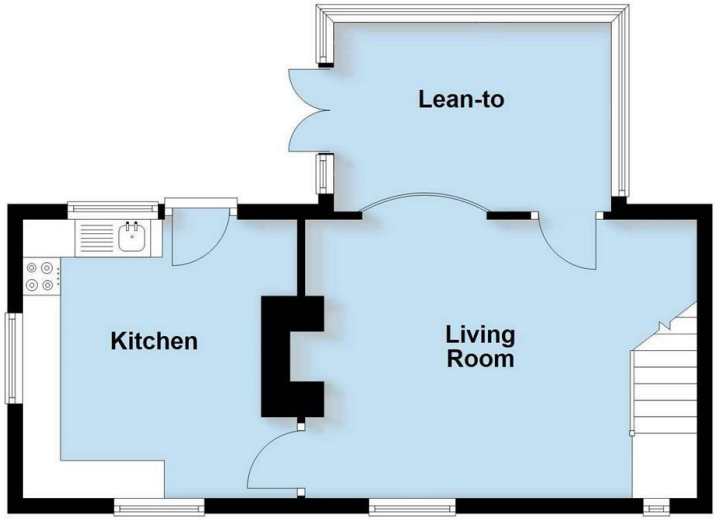
Services
All main services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax
The property is in Council Tax Band "B" - Stratford upon Avon District Council

Postcode
CV35 8PX

Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

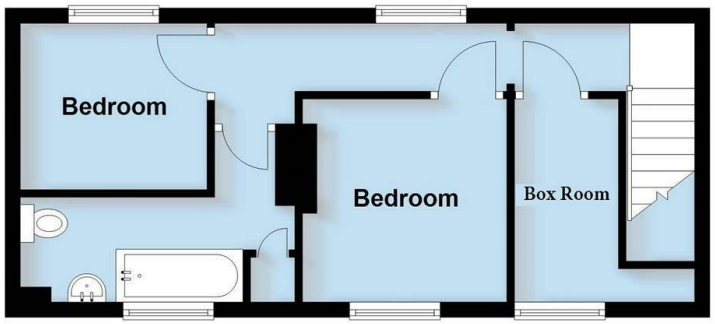


Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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

First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

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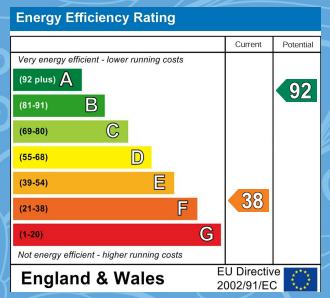

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