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RESIDENTIAL

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4, Far Pool Meadow, Claverdon, Warwick

Offers Over  
£850,000



This five-bedroom detached family residence forms part of a small exclusive development, within this much sought-after village. The accommodation affords a welcoming reception hall, cloakroom, large dual aspect room, dining room, impressive open-plan dining kitchen with island unit and utility room off, master bedroom suite with fitted wardrobes and en-suite bathroom, four additional double bedrooms, Jack and Jill style family bathroom, ample driveway, double garage and good sized established gardens. NO UPWARD CHAIN. Energy rating D.

#### 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 are within easy driving distance, as is junction 15 of the M40 motorway and Warwick Parkway Station, on the Chiltern line to London Marylebone.

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

#### Approach

Through a double glazed entrance door into:

#### Welcoming Reception Hall

Tiled floor, coving to ceiling, radiator, double glazed window to front aspect. Staircase rising to First Floor Landing, built-in Cloaks/Storage Cupboard. Paned double-opening doors to the Living Room and doors to:

#### Office/Dining Room

12'0" x 9'1" (3.67m x 2.78m)

Radiator, coving to ceiling and a double-glazed windows to the front aspect.





#### Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, complementary tiled splashbacks and a double-glazed window.

#### Dual Aspect Living Room

25'11" x 12'1" (7.92m x 3.70m)

Having a natural stone surround fireplace and hearth, wall light point, coving to ceiling, and two radiators. Double-glazed French doors provide access to the rear garden, and a double-glazed window to the front aspect.

#### Open-plan Dining Kitchen

23'1" x 10'1" (7.06m x 3.09m)

Having an attractive range of of shaker style base and eye level units. Corner carousel unit. Quartz worktops and upturns with inset stainless steel sink unit. Integrated Neff appliances to include an electric oven with combination oven beneath, integrated fridge/freezer and dishwasher. Pull-out bin, island unit with matching worktops, incorporating a Neff induction hob with a flush ceiling extractor unit over and further drawers and storage cupboards beneath. further double-door storage cupboard, tiled floor and double-glazed windows to the side and rear aspects.



#### Dining Area

Matching floor, two radiators, coving to ceiling, downlighters and double glazed French doors with matching side screens provide access to the rear garden.

#### Utility Room

6'4" x 5'4" (1.95m x 1.64m)

Matching wall and base units, Quartz worktops and upturns with a Belfast-style sink with mixer tap. Space and plumbing for washing machine and space for tumble dryer, radiator, tiled floor and a double-glazed casement door to the side aspect.





### First Floor Landing

Radiator, coving to ceiling, double glazed window to front aspect. Built-in Airing Cupboard housing the Megaflo hot water cylinder and doors doors to:

### Master Bedroom

11'11" x 11'10" min (3.65m x 3.62m min )  
Coving to ceiling, radiator, two sets of double door wardrobes and a double glazed window to the front aspect.

### En-suite Bathroom

White suite comprising bath with mixer tap and shower

attachment, WC, pedestal wash hand basin. Tiled shower enclosure with Mira shower system and glazed sliding shower door. Radiator, shaver point, fully tiled walls and a double-glazed window to the rear aspect.

### Bedroom Two

10'10" x 9'10" (3.32m x 3.00m)  
Built-in double and single-door wardrobes providing hanging rail and shelving, coving to ceiling and a double-glazed window to the rear aspect. Door to:

### Family Bathroom

White suite comprising bath with mixer tap and shower

attachment, WC, pedestal wash hand basin, complementary tiled splashbacks, shaver point, tiled floor, extractor fan and a deep tiled shower enclosure with shower system.

### Bedroom Three

10'11" x 8'8" (3.33m x 2.65m)  
Coving to ceiling, built-in double door wardrobe, radiator and a double glazed window to rear aspect.

### Bedroom Four

12'10" x 7'6" (3.92m x 2.29m)  
Radiator, coving to ceiling and a double-glazed window to the front aspect.





#### Bedroom Five

10'11" x 7'2" (3.33m x 2.19m)

Radiator, coving to ceiling and a double-glazed window to the rear aspect.

#### Outside & Gardens

The property has a well-maintained private garden to the rear with a patio terrace and a corner seating area. There is an outside tap and an external Worcester oil-fired boiler. The property also benefits from a double garage, a driveway with parking for 4 vehicles, and an electric car charging point.

#### Double Garage

19'3" x 19'1" (5.87m x 5.84m)

Twin up and over doors, power and light.

#### Tenure

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

#### Services

All mains services are understood to be connected to the property except for 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 we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "G" - Stratford on Avon District Council

#### Postcode

CV35 8PG



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GROSS INTERNAL AREA: 2027 sq ft, 188 m<sup>2</sup>  
GARAGE TOTAL: 374 sq ft, 35 m<sup>2</sup>

**OVERALL TOTALS: 2401 sq ft, 223 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

67 76

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

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