



**The Spinney, Station Road, Claverdon, Warwick**

**Price Guide £875,000**



This mature five-bedroom detached family home is situated on a south-facing plot of just under half an acre. It features a gated driveway and delightful open views to the rear. The accommodation in brief affords: reception hall, Living room with open fire, separate dining room, excellent open-plan breakfast/kitchen, utility area with WC off, four first-floor bedrooms, en-suite shower to master, main bathroom, large attic bedroom five/studio, solar panels, stunning gardens, and an ample gated driveway.

The location of this property is particularly appealing, as Claverdon is known for its picturesque surroundings and strong sense of

community. Residents can enjoy the benefits of village life while conveniently close to Warwick's amenities and the surrounding areas. 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, 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 part-glazed entrance door into:

#### Reception Hall

Radiator, Oak finish floor, wall light points, stairs rising to First Floor Landing. Doors to:



#### Lounge/Dining Room

21'9" x 12'11" narrowing to 9'11" (6.65m x 3.96m narrowing to 3.04m)

Matching floor, working open fireplace with surround and raised tiled hearth, two radiators. Sealed unit double glazed sash bay window to front aspect, double glazed window to side aspect, and a three-quarter glazed door leads through to the Kitchen.

#### Dining Room

16'5" x 9'11" (5.01m x 3.03m)

Matching floor, radiator, sealed unit double glazed sash bay window to the front aspect and a double glazed window to the side aspect.

#### Kitchen/Breakfast/Family Room

23'11" x 10'11" (7.31m x 3.35m)

Range of painted, custom-built base and eye-level units with a glazed display cabinet, marble worktop to sink area with Belfast-style sink with mixer tap, and additional wooden worktops. Belling range style cooker with a seven burner hob and extractor unit over. A walk-in shelved pantry with power and light, integrated fridge and slim-line dishwasher, tiled floor, double-glazed window to the rear aspect, feature high ceilings with downlighters and exposed beams, and radiator.

#### Family Area

Double-glazed window to the side and double-glazed French doors with double-glazed windows to either side provide access and views to the garden. Opening to:



#### Lobby Area

10'0" x 7'4" (3.05m x 2.25m)

Space for upright fridge/freezer, radiator, tiled floor. Built-in double door storage cupboard with shelving. Opening to:

#### Utility Area

7'3" x 7'1" (2.22m x 2.16m)

Matching tiled floor, wooden worktops with space and plumbing for washing machine, space for tumble dryer. Eye-level storage cupboards, double-glazed window and casement door to rear aspect and garden. Door to:

#### WC

Low flush WC, heated towel rail, wash hand basin and a double glazed window.



### First Floor Landing

Wall light point, turned staircase rising to Second Floor Landing and pine doors to:

### Bedroom One

13'0" into bay x 13'0" (3.98m into bay x 3.98m)

Radiator, coving to ceiling, sealed Radiator with coving to the ceiling, sealed unit double-glazed bay window to the front aspect, and double-glazed window to the side aspect. Door lead to:

### En-Suite Shower

White suite including a WC, pedestal washbasin, tiled shower enclosure with a shower system, and a curved glass shower screen. Chrome heated towel rail, downlighters and a sealed double-glazed sash window to the front aspect.

### Bedroom Two

12'10" x 10'0" (3.92m x 3.05m)

Radiator, sealed unit double glazed bay window to the front aspect and double glazed window to the side aspect overlooking the countryside.

### Bedroom Three

10'7" x 10'0" (3.25m x 3.05m)

Radiator and a double glazed window to the rear aspect overlooking the gardens and open countryside.

### Bedroom Four

10'0" x 7'5" (3.05m x 2.28m)

Radiator, under-stairs storage, and a sealed unit double-glazed window to the rear aspect.

### Family Bathroom

Suite comprising free-standing bath with side mixer tap, pedestal wash hand basin, WC, tiled shower enclosure with shower system and glazed shower screen, chrome heated towel rail, and double-glazed window to rear aspect overlooking the gardens.

### Attic Landing

From the first-floor landing, stairs rise to the attic room landing, with a window enjoying views towards Claverdon and a door to:

### Attic Bedroom Five/Studio

24'8" x 12'10" (7.52m x 3.92m)

Wood-effect floor, two radiators, downlighters, access to eaves, and part-angled ceiling incorporating three large Velux double-glazed roof lights.



#### Outside

To the front of the property is a gated stone driveway, which provides excellent off-road parking.

#### Stunning Rear Garden

This is a particular feature of the property. The total plot extends to just under 1/2 Acre. It is south-facing and overlooks open farmland, enjoying fabulous views towards Claverdon village. There is a good-sized paved terrace with a raised planter concealing a well with an ornate pump. The main gardens are mainly laid to lawn, with stocked borders and various outbuildings/summerhouse/sheds. It has three cooking apple trees, two eating apple trees, three pear trees, one plum tree, two cherry trees, a walnut tree, and both red and blackberry bushes.

#### 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 except for gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services and, although we believe them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

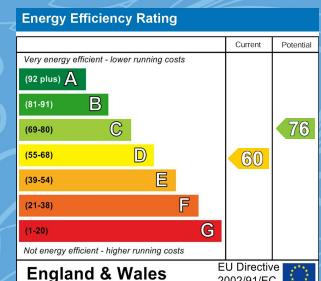
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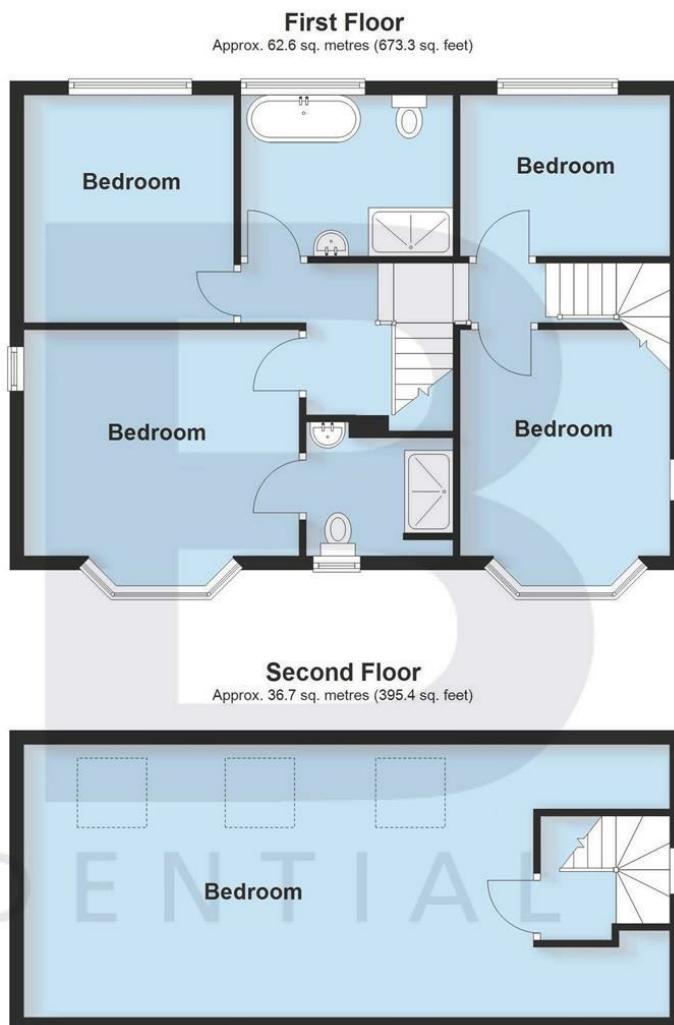


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Total area: approx. 187.9 sq. metres (2022.4 sq. feet)

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