



EDWARDS  
EXCLUSIVE



# ASHWOOD 3 KINGTON RISE CLAVERDON | WARWICKSHIRE | CV35 8PN

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A turn key home, located in a private, gated development of just 10 homes.

Impressive sitting room | Dining room | Play room/ Study  
Quality Refitted Kitchen/breakfast room | Family room  
Guest cloakroom | Utility room | Gym

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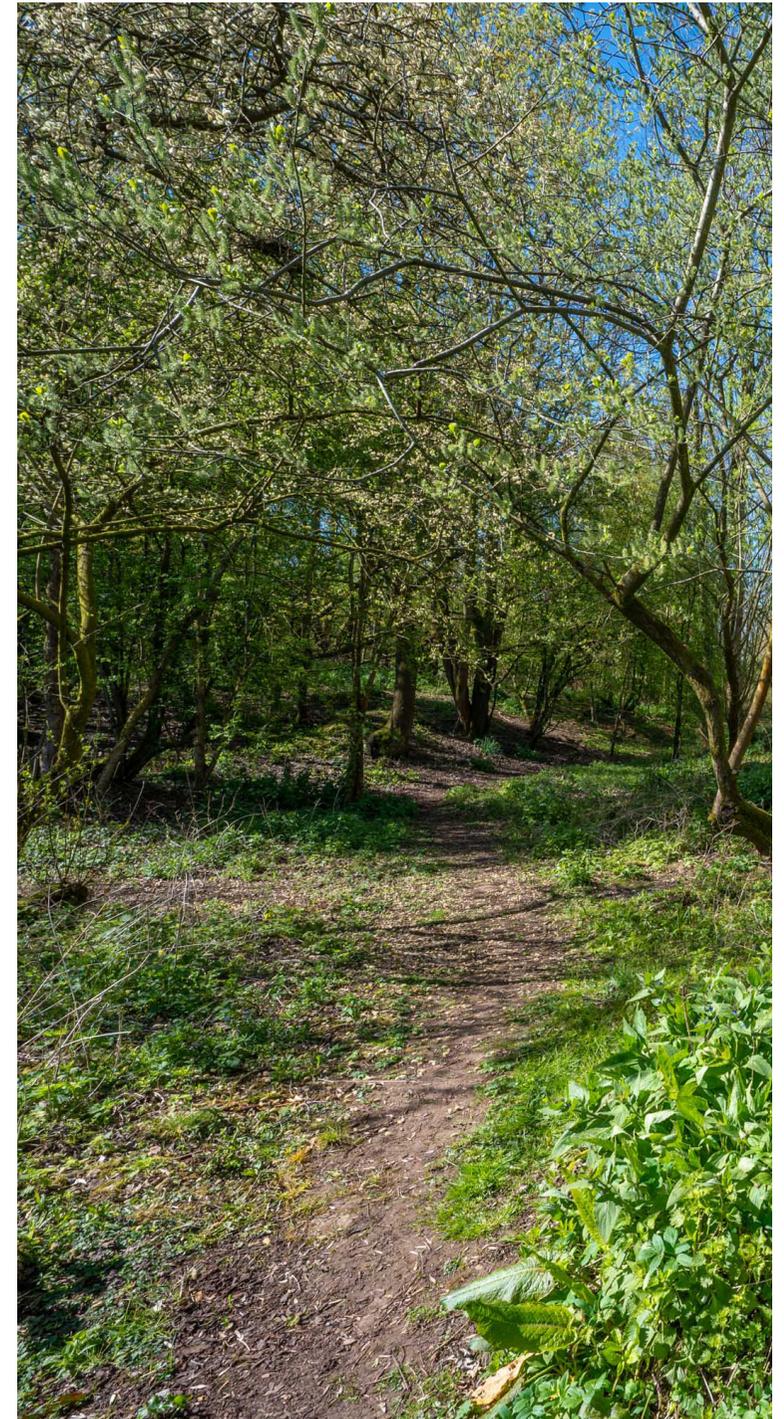
Elegant master bedroom | Large dressing room | Refitted en-suite  
Four further excellent double bedrooms  
Principal bathroom | Guest en-suite

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Extensive drive and Triple garage  
Beautiful south facing mature gardens  
Backing onto a private wood  
Shared residents ownership of extensive woodland

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Claverdon station 1 miles (trains to London, Warwick, Leamington Spa and Stratford-upon-Avon) Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes and to Birmingham from 36 minutes), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles, Birmingham 20 miles (distances and times approximate)



## In finer detail

Do you want to be in a village but need access to the M40 and to be within easy reach of amenities? Do you like modern properties but are concerned about parking and plot size? Then take a look at this wonderful example. Words like 'turn-key and 'immaculately presented' are often overused terms in the property world. But not in this case, this is one of the best examples of a 'nearly new' home we've ever seen. The kitchen and bathrooms are A\*. On top of this incredible presentation, this property is blessed with an enviable spot being positioned in the corner of this private, gated, setting backing onto a wood at the rear. We all know that drawbacks of modern properties can be a lack of parking and small gardens. I think you know what I'm going to say next. This property again ticks the boxes, with parking for approximately 3-4 cars plus a triple garage there's enough parking for all of the family. The garden is probably one of the largest we've seen on a property of this age. The vendors have landscaped the gardens beautifully and installed an outdoor kitchen kitted out with a pizza oven ideal for showing off your cooking skills. As with all the other elements of this property the garden has been maintained to an exacting standard.

The internal layout of the property is an appealing one with a blend of open-plan spaces and separate rooms. You Enter via a spacious hallway, more than enough space to greet guests and family.

The fabulous refitted kitchen/family room with a large island units an ideal space to have the 'island chat' with friends. Off the kitchen is a family room both rooms have bi-fold doors allowing the internal and external space to blend together seamlessly. Off the kitchen is the ground floor extension which



has created three useful spaces. Firstly you have a rear porch, perfect for those rainy days getting the shopping in from the car or stopping muddy football boots messing up your 'main reception hall'. Off here is the utility room great for keeping those noisy appliances out of earshot. Lastly, there is a home gym with enough room exercise bike and treadmill.

The large sitting room is a great room to kick back and relax in front of your favourite box set. The feature fire creates a lovely focal point and there are double doors to the garden helping blend internal and external spaces.

To the front is a good sized dining room which has enough space to host the largest of dinner parties.

Across the hall is an attractive bay windowed 'study/play room' perfect for families with children of all ages or even a second study so that you can both enjoy your own working spaces.

On the first floor, there is a spacious landing, giving access to five double bedrooms. Both the Master and bedroom two benefits from contemporary refitted en-suites and a further modern refitted family bathroom. Four out of the five bedrooms also have built-in wardrobes. The main bedroom boasts a fitted dressing room.

## Gardens & Grounds

To the rear of the property is the lovely south-facing landscaped garden measuring approximately 0.2 of an acre which is mainly laid to lawn, with well-stocked borders. The aforementioned outdoor kitchen is worthy of another



mention being kitted with granite worktops space for oversized BBQ, pizza oven, and wood store. The garden gives complete privacy backing onto the private wood. The wood is owned by the residents of Kington Rise (1/13th share of this woodland would transfer to the new owner). This property has direct access affording complete enjoyment of the fabulous space. In total, the wood extends to around 10 acres perfect for anyone with children or dogs who enjoy the great outdoors. You can explore a labyrinth of walks including taking in the Monarch's way where you can follow the escape route of King Charles II after his defeat in the battle of Worcester in 1651, or perhaps you can savour in the visual delight of Austy Wood, renowned for its wonderful spring display of bluebells. One thing is for certain, you would be wise to invest in a decent pair of walking boots. In our opinion, this is a fantastic addition that helps set this property apart from others. There is a door from the garden to the detached triple garage block having electrically operated doors to the front with light and power. In front of the garages are electric gates offering parking for approximately 3/4 cars.

## Situation

Sought-after Claverdon is a thriving village that is ideally located for the nearby towns of Henley-in-Arden,





Stratford-upon-Avon, Warwick, and Leamington Spa all of which offer a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church, and public houses. The national rail and motorway networks are also close by as is Birmingham International Airport. The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a range of full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, Stratford-upon-Avon, and Leek Wootton

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Post Code  
CV35 8PN

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

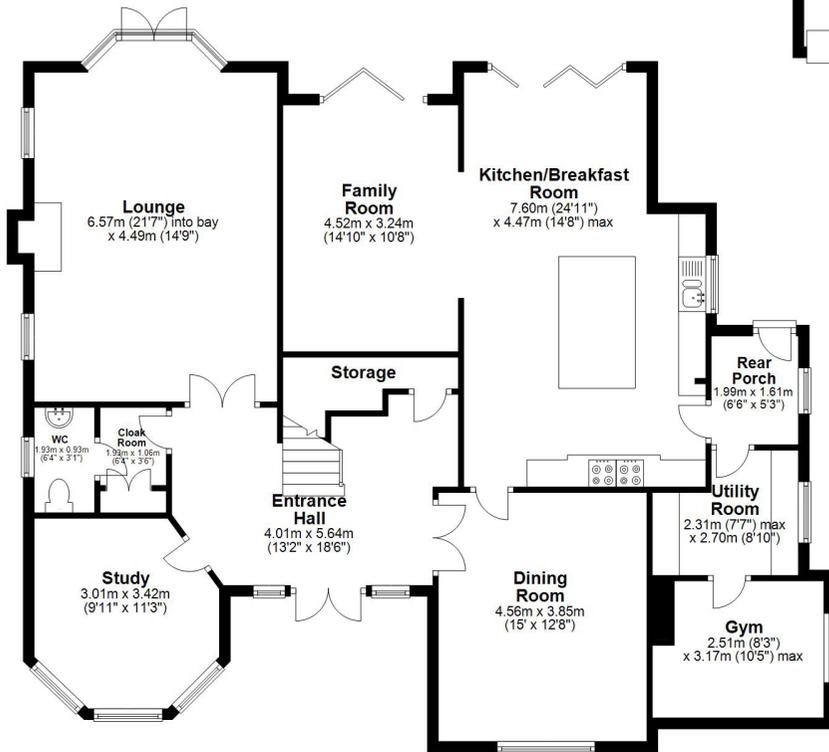
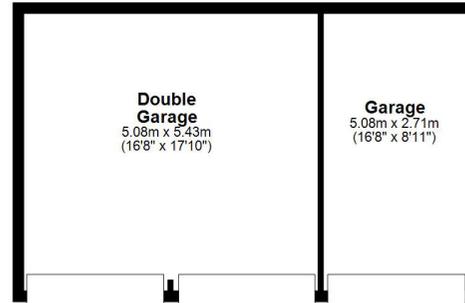




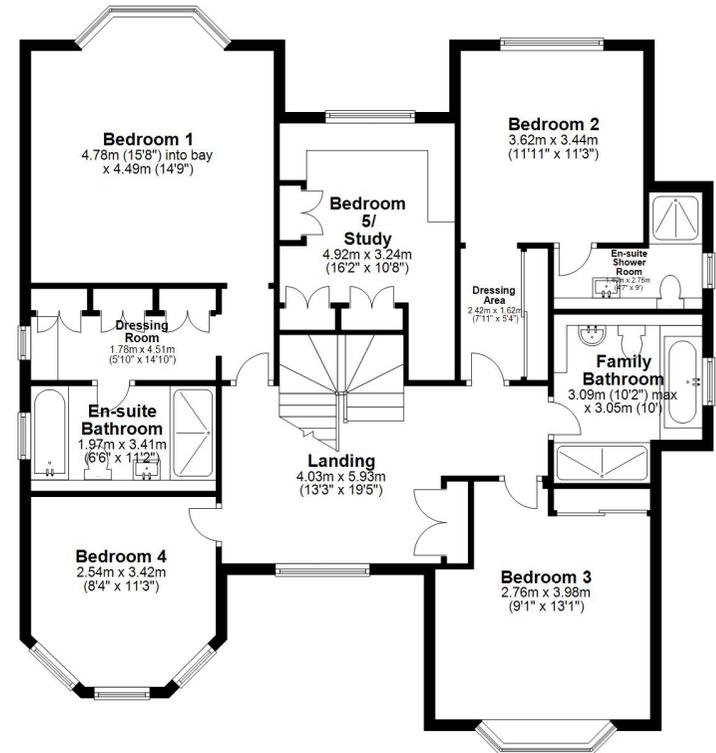




**Ground Floor**  
Approx. 186.8 sq. metres (2011.1 sq. feet)



**First Floor**  
Approx. 128.2 sq. metres (1379.7 sq. feet)



Total area: approx. 315.0 sq. metres (3390.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.  
Plan produced using PlanUp.

to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



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