



VAUGHANREYNOLDS
ESTATE AGENTS

Goldingale, Station Road
Claverdon, Warwick, CV35 8HF



Property Description

Situated in the heart of Claverdon, a popular vibrant village located towards the South Warwickshire and South Birmingham borders. This attractive, Edwardian home boasts a wealth of accommodation over three floors and would suit a variety of buyers. It affords a generous, mature plot with parkland gardens extending to approximately 0.3 acres. Being able to access the village amenities on foot is one of the key features of this home, in addition to being ideally positioned to commute both locally and nationally via the onward highway conurbation and train line network.

Set along Station Road, the primary access to the property is via a no-through drive to front, leading to one other home and a footpath to an open playing field. There is a secondary private access to the rear, leading onto Station Road.

Entering the property through an enclosed porch, you are greeted by an inviting reception hall with original Minton tiled flooring throughout, understairs storage, WC and stairs rising to the upper floor. There are three reception rooms to the ground floor. The main sitting room is an elegant room, filled with natural light through dual aspect windows and a glazed bay window to rear. There is a central fireplace with inset log burner and built in storage console to side. The second room is currently utilised as a charming snug, with glazed bay window with doors to garden. The third reception room is located off the kitchen and is a large room that could serve as a formal dining room, home office or kids play room.







The kitchen is well equipped with an array of storage, contrasting worksurfaces over and a feature AGA. There is ample space for other freestanding appliances and tiled flooring continues through to a designated dining area with plenty of space for a good size table and chairs, and leads onward to a semi concealed utility space. Combined, this is the perfect space for families to come together at meal times or when hosting guests.

To the first floor, there are three double bedrooms and a family bathroom. The master bedroom notably enjoys a dressing room with fitted wardrobes and an en suite bath and shower room. Bedrooms two and three also have fitted wardrobes. There are a further two double bedrooms to the second floor and an en suite bathroom, making for a great teenage retreat or contained space for dependent relative or guests.

Externally, the property occupies a generous plot extending to approximately 0.3 acre and enjoys a due south east orientation. The rear garden is laid mainly to lawn with well stocked herbaceous borders and interspersed mature trees throughout. Winding paths between the trees and shrubs provide the perfect nature trail and leads to a detached timber garage, leading directly onto Station Road. Paved terracing links the rear rooms of the property and afford space to enjoy alfresco dining. The detached double garage has up and over door to front, water, light, power and sliding doors to rear. Parking is provided at the front of the garage.





3



5



3



0.3 Acre

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage. OIL fired central heating.

Local Authority: Stratford-upon-Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

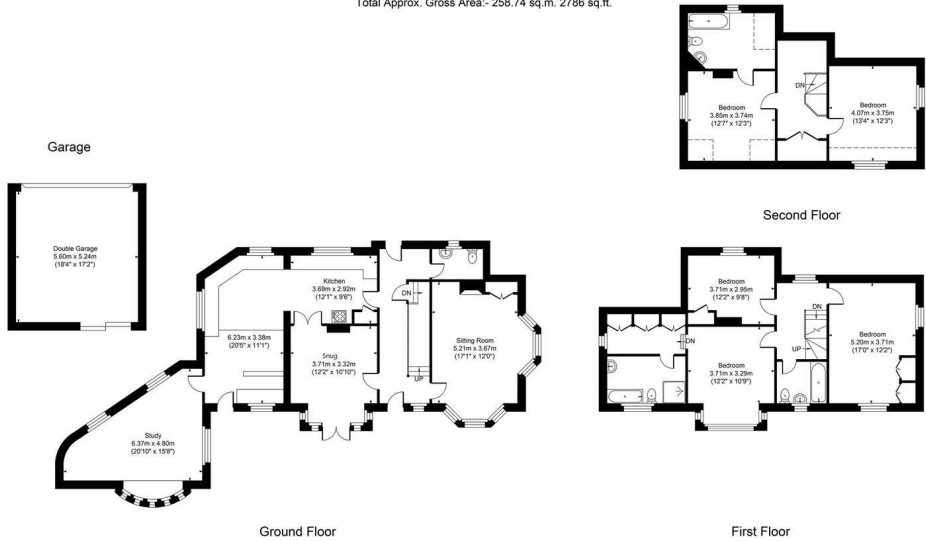
VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to **www.vaughanreynolds.co.uk**.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

Goldingale, Station Road Claverdon CV35 8HF
Main House Approx. Gross Internal Area:- 229.4 sq.m. 2469 sq.ft.
Garage Approx. Gross Internal Area:- 29.34 sq.m. 316 sq.ft.
Total Approx. Gross Area:- 258.74 sq.m. 2786 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk

