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Trencham Cottage, 4 Chenac, Pinley Green, Claverdon, CV35 8NA

Price guide
£550,000



This delightful traditional three bedroom semi-detached residence occupies a glorious plot position of approximately half an acre. Located between the highly desirable villages of Claverdon and Shrewley: Entrance porch, reception hall, cloakroom, living room, dining room, breakfast kitchen, three bedrooms and family bathroom. Outside the property has an extensive driveway for several cars, detached double garage and a magnificent rear garden with outbuildings. EPC D 59

This traditional semi-detached family home is situated midway between the desirable villages of Claverdon and Shrewley which are approximately 1.5 and 0.7 miles respectively. The Ardencote Country Club is just around the corner with full leisure facilities and golf course.

Shrewley is a small Warwickshire village with a local general store, village Hall and inn. The larger village of Claverdon has an active community and benefits from a Medical Centre with dispensary, Community shop, village football, Claverdon Rugby club and cricket teams, tennis club, two public houses, thriving

Parish Church and community centre, two children's nurseries and of course the very popular Primary school is within walking distance.

The market town of Henley-in-Arden is 3 miles to the west and, for commuters who need to travel to Birmingham and Coventry, these lie between 10 and 19 miles to the north and east, with access to the M40 near Warwick being close by, providing a fast link to the M42 and Midlands conurbation.

For those commuters who prefer a rail link to Oxford, Birmingham and London, Warwick Parkway Station





is situated close by and Birmingham International Airport is within easy driving distance of the property.

Approach

Trencham cottage is set back off a private lane in a secluded tranquil spot. It is approached through double wooden gates which lead to the drive and large front garden.

Entrance Porch

Tiled floor, hat and coat rail space., double glazed window to side. Further entrance door leads to:

Reception Hall

Wood effect floor, under stairs cloaks area and storage. Radiator, staircase rising to First Floor, double glazed arched window to front aspect. Doors to:

Cloakroom

Suite comprising WC, corner storage cabinet with countertop wash hand basin, period style combined radiator/towel rail and complementary tiled splashbacks.

Living Room

5.73m x 4.34m max (18'10" x 14'3" max) Projecting chimney breast with a recessed wood burner and wooden mantel over, two radiators, coving to ceiling, wiring for wall lights and double glazed patio doors provide views and access to the rear garden.

Dining Room

3.39m x 3.27m (11'1" x 10'9") Radiator, coving to ceiling and a double glazed bow window to front aspect.





Breakfast Kitchen

5.18m x 4.06m (17'0" x 13'4") Attractive range of matching Oak fronted base and eye level units, Belfast sink unit with mixer tap and oak worktops to either side. Integrated dishwasher, washing machine, space for Range style cooker, space for fridge/freezer. Breakfast island unit with Oak worktop with additional storage cupboards beneath. Floor mounted Worcester oil fired boiler, downlighters, tiled floor with underfloor heating, double glazed windows to side and rear aspect and a double glazed casement door to side aspect.



Bedroom Two

3.41m x 2.82m into chimney recess (11'2" x 9'3" into chimney recess) Radiator, built-in double door wardrobes and a double glazed window to rear aspect.

Bedroom Three

3.36m x 2.32m (11'0" x 7'7") Radiator and a double glazed window to rear aspect.

Bathroom

Modern white suite comprising tub bath with mixer tap and telescopic shower attachment. WC, vanity

First Floor Landing

This boarded upstairs area is accessed by a ladder and offers considerable additional space which with planning permission could possibly be changed into a large loft room /en-suite bedroom. Double glazed window to front aspect. Doors to:

Bedroom One

3.77m x 3.37m (12'4" x 11'1") Built-in full height sliding door wardrobes by Stan Mathews, coving to ceiling and a double glazed window to rear aspect.





wash hand basin with drawers beneath. Wide tiled shower enclosure with glazed side screens, complementary tiled walls, chrome heated towel rail and a double glazed window to side aspect.

Outside

Double Garage

6.16m x 4.66m (20'3" x 15'3") Remote up and over door, power and light, two double glazed windows and a workshop area to the rear.

Rear Garden

Which are a particular feature of the property, having a paved patio area directly to the rear of the cottage which leads onto the extensive gardens which area initially lawned. The lower half of the garden is ideal for a kitchen garden area and there are various timber outbuildings to include a double stable block at the bottom. The gardens are enclosed on all sides by mature hedging with an abundance of specimen trees.

Services

Mains electricity and water are connected to the property. Drainage is to a private system and heating

is by way of an oil fired system. NB. We have not tested the central 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 enquiries.

Tenure

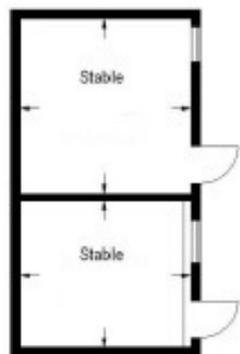
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.



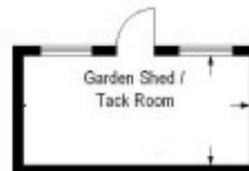
Chenac, Pinley Green, Claverdon, CV35

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Outbuildings



First Floor



Garage



Ground Floor

Warwick Office
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82-100) A (61-81) B (39-60) C (16-49) D (9-34) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	85		77
	59		47
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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