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Muir Lan, Station Road, Claverdon, Warwick

Offers Over
£675,000



This individual detached family home is set in beautiful, generous sized gardens and is situated in the highly desirable village of Claverdon: The accommodation briefly affords: Reception hall, W.C, spacious open-plan lounge/dining room, kitchen with pantry and utility off, versatile garden room, modern ground floor shower room, three good bedrooms, en-suite, main bathroom, ample driveway, and garage. NO UPWARD CHAIN Energy rating F

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

Approach

Through a glazed entrance door into:

Welcoming Reception Hall

Parquet flooring, two radiators, wiring for wall lights, open tread staircase rising to First Floor, a wall-mounted thermostat control panel. Built-in Cloaks/Storage Cupboard, personal door to the Garage. Doors to:

Cloakroom

Low flush WC, wash hand basin, wall light point, extractor fan, radiator, and a double glazed window.

From the Reception Hall an internal glazed window with door to side leads to:



Open Plan Living/Dining Room

20'11" x 13'1" (6.39m x 4.01m)

Matching parquet floor, wide brick fireplace with display mantel and hearth. Radiator, two double glazed windows to front aspect, useful shelved Storage Cupboard. and a wide opening leads to:

Dining Area

11'10" x 10'1" (3.62m x 3.09m)

Matching floor, radiator, patio doors provide access to the rear garden, sliding door to Kitchen. An internal window with door to side leads to:

Garden Room

20'3" x 9'6" narrowing to 8'2" (6.18m x 2.92m narrowing to 2.51m)

This versatile room has Two radiators, and two sets of patio doors providing access to the garden.

Kitchen

11'1" x 10'8" (3.40m x 3.26m)

Having a range of base and eye level units, tiled worktops with inset double bowl sink unit with mixer tap and soap dispenser. Breakfast bar area, built-in Miele electric oven, and ceramic hob with extractor unit over. Fully tiled walls and floor, radiator, and a double glazed window to rear aspect. Opening to:

Lobby Area

With double glazed window to the side. Doors to Utility and:

Walk-in Shelved Pantry

Having Electric light and a double glazed window.

Utility Room

9'5" x 7'5" (2.89m x 2.28m)

Wooden worktops with space and plumbing beneath for domestic appliances. Belfast style sink unit, tiled floor, radiator, extractor fan, double glazed window, and casement door to rear aspect and garden. Door to:



Shower Room

8'11" x 7'2" (2.74m x 2.20m)

Modern white suite with chrome fittings comprising WC with a concealed push button cistern, bidet, wall hung wash hand basin. Shower area with a Triton shower system and glass shower screen. Chrome heated towel rail, extractor fan, electric fan heater, fully tiled walls and floor, downlighters.

First Floor Landing

Access to roof space, wall light point. Doors to:

Bedroom One

18'7" x 10'11" (5.68m x 3.33m)

Built-in twin double door wardrobes with adjacent shelved storage cupboard, wide double glazed window to front aspect. Door to:

En-Suite Bathroom

Suite comprising WC, pedestal wash hand basin, bidet, corner tub bath with a Triton shower over. Radiator, fully tiled walls, built-in Linen Cupboard with radiator, and a double glazed window.

Bedroom Two

11'3" x 10'3" (3.43m x 3.14m)

Built-in double door wardrobe, access to eaves storage space, radiator, and a double glazed window to rear aspect.

Bedroom Three

10'4" 7'10" (3.17m 2.41m)

Built-in double door wardrobe, radiator, and a double glazed window to rear aspect.

Bathroom

Suite comprising bath with Triton shower system over, pedestal wash hand basin, WC, radiator, extractor fan, and a double glazed window to side aspect.



Outside

The property is set back behind a shaped lawned garden and extensive driveway providing excellent off-road parking and access to the:

Garage

20'0" x 9'7" (6.10m x 2.94m)

Remote up and over door, power and light, double glazed window to side aspect. Wall mounted Honeywell thermostat control panel.

Stunning Rear Garden

Which is a particular feature of the property, enjoying a

southerly aspect. There are paved areas to the rear of the house which includes a delightful seating area with a pergola and water feature. The remainder of the large gardens is laid to lawn with mature socked borders, housing an abundance of specimen plants, shrubs, and trees. There is a timber garden shed and pedestrian access on both sides of the house. There is also an oil-fired external boiler and raised oil tank.

Tenure

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

Services

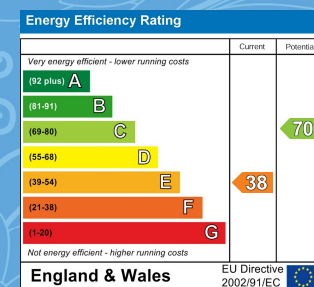
All mains services are understood to be connected, with the exception of gas, as there is no gas connection to the village. Heating is by way of an oil-fired system. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own inquiries.



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Total area: approx. 175.5 sq. metres (1889.0 sq. feet)

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

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