



Hedgerows, 5 Beaumont Close
Claverdon, Warwick
CV35 8NT

Guide Price
£1,299,950

Computer Generated Image



Ready Now!

Welcome to this stunning brand new 3-bedroom detached bungalow, nestled within an exclusive development of just five high-specification homes in the heart of charming Claverdon. Designed with modern living in mind, this exceptional property offers approximately 2,200 sq ft of spacious, light-filled accommodation and a wealth of contemporary features that combine luxury with eco-conscious living.

Step inside to discover the impressive, vaulted ceilings in the hallway and living areas, creating a bright and airy atmosphere throughout. The open-plan design beautifully integrates the dining room, family area, living room and kitchen, making it perfect for both relaxed family living and stylish entertaining. The kitchen itself is thoughtfully planned with a separate larder and utility room, offering ample storage and practical space to meet all your culinary needs.

The principal bedroom is truly a sanctuary, boasting a generous dressing room and a stylish ensuite bathroom. Additionally, there are two further double bedrooms, with bedroom two also benefiting from its own ensuite, providing luxury and privacy for family or guests. Each bedroom has been finished to the highest standards, combining comfort with thoughtful design details.

Externally, this beautiful bungalow benefits from a double garage and a gated private driveway, ensuring plenty of parking space for residents and visitors alike. The gardens boast a porcelain patio area, providing the perfect outdoor retreat for relaxation or entertaining in this peaceful village setting.

This contemporary home is built to an exceptional specification, featuring an air source heat pump and solar panels alongside a battery storage system. This not only enhances energy efficiency but also helps to reduce your carbon footprint, making this an A-rated property that is environmentally friendly and incredibly cost effective to run. The 10-year warranty offers peace of mind for years to come.

Located in the sought-after village of Claverdon, this property combines the tranquility of rural life with convenient access to local amenities, schools, and excellent transport links. Ideal for discerning downsizer seeking a home with stylish sizable living accommodation and double garaging that is easy lock up and leave, or a family making their home in an exclusive community, this beautifully crafted detached bungalow represents a rare opportunity to own a contemporary home in a prime location.





Kitchen.

1. Professionally designed kitchen.
2. Feature peninsular with breakfast bar.
3. Quartz stone work surfaces to kitchen and utility.
4. One and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen and utility.
5. Bosch appliances to include single oven, combination microwave, integrated full height fridge, full height freezer, integrated dishwasher and extractor hood.
6. Integrated Wine Cooler.
7. Bosch induction hob.

Bathroom, Ensuites and WC.

1. Porcelanosa contemporary white sanitaryware.
2. Porcelanosa fitted bathroom furniture with concealed cisterns.
3. Tiling to walls and floors in bathrooms and ensuites and WC (half height only to WC). Full height to shower areas only.
4. Porcelanosa chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
5. Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated variable spray adjustment sliding head showers, with rain head feature to all showers.
6. Tiled niches to all shower cubicles.
7. Chrome plated Electric programmable towel rails to bathroom and ensuites.
8. Mirrors to bathrooms and ensuites
9. Shaver point & Toothbrush charger

Internal Finishes.

1. Oak veneer solid core doors with satin chrome door furniture.
2. LVT flooring from Porcelanosa to kitchen/dining area/hallway and WC & Utility
3. Ceramic tiling to bathrooms
4. Contemporary 7 inch deep skirting and matching architrave
5. French doors to family room & Bi folding doors to the living room
6. Feature Apex window to family area.
7. Vaulted ceiling to dining area, hallway and family area.
8. Pull down timber loft ladder.

Electrical Installation.

1. Chrome sockets and switches.
2. Recessed LED downlighters to hall/kitchen/dining room/family room/WC/bathroom and ensuites.
3. Under unit lighting to kitchen.
4. Cat 6 data cabling to all TV points.
5. Electric vehicle charging point.

Environmental Details.

1. A rated kitchen appliances to reduce water and energy use.
2. Dual flush mechanism to toilets to reduce water consumption.
3. 4 kWh PV Solar panels to supplement the electricity consumption.
4. 5 kWh battery, to harness the generated power.
5. 100% LED low energy lighting.
6. Double glazed external windows and doors throughout offering superior thermal and acoustic insulation,
7. Composite front and rear doors, offering superior thermal efficiency and security.
8. A rated home, meaning very low energy bills.

Security.

1. Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regs including anti-snap locks and laminated glass to all external doors.
2. Intruder alarm system.
3. Exterior lighting.

External Details.

1. Outside water tap.
2. Outside power point.
3. Landscaped front gardens, patio and turf to rear, with porcelain patio.
4. Tarmac road and driveway
5. UPVC flush casement windows and bi folds
7. Porcelain patio to rear

Heating.

1. Wet Underfloor Heating System to entire ground floor , fully zoned.
2. Mains pressure hot water system.
3. Air Source Heating, resulting in no gas or oil bills.
4. Wi-Fi enabled thermostats for the central heating and the underfloor heating.

Additional Details.

1. Electric, sectional garage door.
2. Garage.
3. 10 Year ICW Warranty.
4. High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in summer.

Please note internal photos showing furniture are Computer Generated Images and are for internal use only.

ADDITIONAL INFORMATION

Tenure: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

Services: We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property. Wet Underfloor central heating system powered by an Air Source Heat Pump. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

Energy Performance Certificate Rating: TBC

Viewing: By appointment only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements and boundaries shown are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

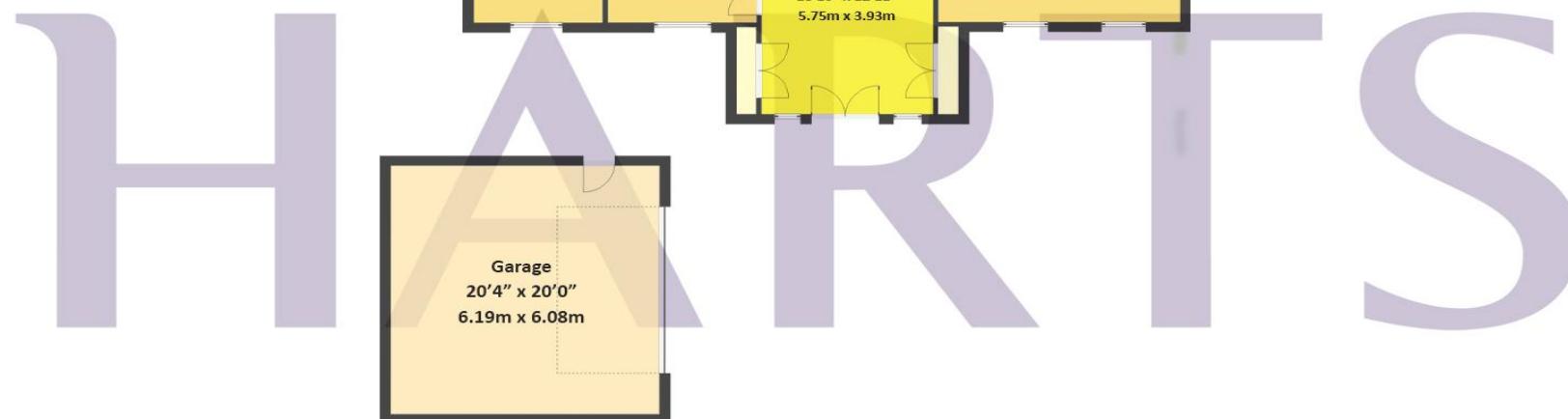
Money Laundering Regulations: Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Internal Living Area 2,195 square feet / 203.92 square metres
Plus Garage 405 square feet / 37.64 square metres



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