





CLAVERDON COURT

Discover a charming two-bedroom, two-bathroom character home nestled in the highly sought-after village of Claverdon. This delightful property offers the perfect blend of traditional appeal and practical living, making it an ideal lock-up-and-leave residence. Boasting a fitted kitchen, a living room complete with a cozy log burner, and a versatile second reception room, this unique home provides both comfort and convenience without the hassle of garden maintenance.

With no onward chain, this property is ready for its new owners to move in and personalise to their taste.

Claverdon is a picturesque and peaceful village situated conveniently close to the appealing market towns of Warwick and Henley in Arden. Residents enjoy a strong sense of community, beautiful surrounding countryside, and quick access to excellent local amenities, cafes, shops, and transport links. The location is perfect for those who appreciate village life, but still want easy access to larger towns and commuter routes.

Upon entering the property, you are greeted by a well-appointed fitted kitchen that offers ample storage and workspace, perfect for preparing meals or entertaining guests. The property also benefits from a second reception room that lends itself beautifully to a dining area / snug, or home office, providing flexible living options to suit your lifestyle.

The living room is a standout feature with its warm and inviting atmosphere, enhanced by a charming log burner that promises cosy evenings during cooler months. This room is an excellent space to relax or entertain, perfectly capturing the character and homely feel of the property.





The two bedrooms are generously sized, with the main bedroom offering the added luxury of a dressing room, providing ample space for wardrobes and additional storage. Both bedrooms benefit from their own bathrooms, adding convenience and privacy for residents and guests alike.

It is important to note that this property does not include a garden, or driveway, making it an excellent option for buyers seeking a low-maintenance home or a bolt-hole in the area.

Whether you're looking for a permanent residence or a weekend retreat, this home's character-filled charm combined with practical living spaces makes it a rare find in today's market.

With no upward chain, this splendid character home in Claverdon is a fantastic opportunity for those looking to put their personal stamp on a lovely dwelling in a wonderful location. Contact us today to arrange a viewing and secure your chance to own this exceptional lock-up-and-leave property.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is ELECTRIC heating connected to this property.



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: We understand to lie in Band D

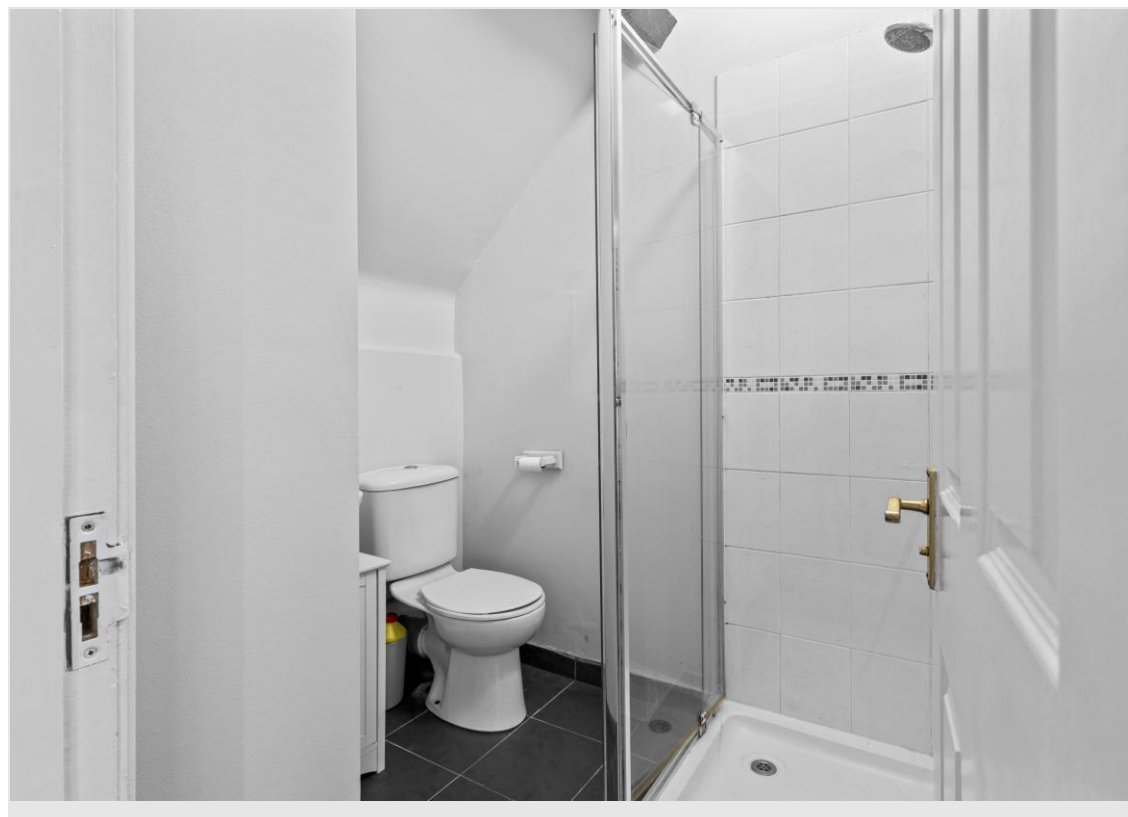
ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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 921 square feet / 85.53 square metres



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	