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New Bungalow , Beaumont Close

Claverdon , Warwick

CV35 8NT

Guide Price

£735,000

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Discover an exceptional opportunity to acquire a spacious, contemporary 2-bedroom, 2-bathroom bungalow in the heart of Claverdon Village. This eco-friendly property is offered off-plan, allowing you to purchase the land for £335,000 and commission the build for £400,000, resulting in significant savings on Stamp Duty. Designed with sustainability and modern living in mind, this A-rated home boasts underfloor heating powered by an advanced air source heat pump, solar panels complemented by a battery system to harness and store energy, and a proposed high specification finish throughout. With the added benefit of a 10-year warranty and the unique chance to have real input on the design and interior finishes, this bungalow represents a rare and exciting opportunity for buyers seeking comfort, style, and efficiency under one roof.

Set within the charming, sought-after village of Claverdon, this property enjoys a peaceful setting off Beaumont Close, perfectly positioned for village amenities and country walks alike. Claverdon is renowned for its strong community spirit, excellent local services, and picturesque Warwickshire countryside surroundings. The village offers ease of access to nearby towns and cities via well-connected transport links, making it an ideal location for those wanting both tranquility and convenience.

Upon entering the home, you are welcomed into a spacious open-plan reception room flooding with natural light, designed as a versatile living space perfectly suited for relaxing and entertaining. The contemporary layout optimises flow while maintaining a warm and inviting atmosphere. Adjoining this is the kitchen area, which will be finished to a high standard as part of the build, incorporating modern appliances and sleek cabinetry tailored to the purchaser's preferences, ensuring a stylish and functional culinary space.

The bungalow features two generously sized bedrooms, each thoughtfully designed to offer comfort and privacy. The master bedroom enjoys the advantage of a private en-suite bathroom, fitted with contemporary fixtures and tasteful finishes. The second bedroom is flexible, suitable as a guest room, home office, or hobby space, depending on your lifestyle needs.

Complementing the accommodation is a main family bathroom boasting a modern design, equipped with quality sanitaryware and a convenient layout. Throughout the property, underfloor heating powered by an air source heat pump ensures efficient and consistent warmth, enhancing comfort year-round while supporting the home's excellent eco credentials.

By choosing to build off-plan, you have an unprecedented chance to influence the final design and finishes – from flooring and kitchen styles to bathroom fittings and colour schemes – creating a truly personalised home that reflects your taste and requirements. The inclusion of solar panels with battery storage highlights the property's commitment to sustainability, reducing energy costs and carbon footprint.

This bungalow not only offers contemporary style and eco-friendly features but presents a smart financial investment with the combined benefits of Stamp Duty savings and a 10-year warranty for peace of mind. For further details or to discuss how you can be involved in crafting your dream home in Claverdon, please contact us to arrange a consultation.

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.

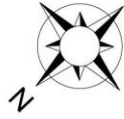
Council Tax: Council Tax is levied by the Local Authority and is understood to not yet be assessed. Energy Performance Certificate Rating: TBC

Viewing: By appointment only Please note, internal photos showing furniture are Computer Generated Images and for illustrative purposes only.

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.

BEAUMONT CLOSE, CLAVERDON



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