





THE COTTAGE

Harts are delighted to introduce this beautifully presented three-bedroom detached period cottage, perfectly positioned on the edge of the highly sought-after village of Claverdon. Offering quintessential character and charm throughout, this captivating home sits in excess of half an acre of stunning gardens and grounds, combining timeless period features with modern living comforts. From exposed timber beams and feature fireplaces to charming brickwork and an original garden well, this cottage exudes warmth and character at every turn. Complementing the main residence is a spacious four-car garage with versatile accommodation above, ideal for guests or a home office, alongside a variety of garden outbuildings, sheds, and secluded seating areas to fully enjoy the outdoor space.

Claverdon is a picturesque village renowned for its welcoming community atmosphere and idyllic rural setting, making it a perfect location for those seeking a peaceful lifestyle within easy reach of Warwick, Henley in Arden, Stratford-upon-Avon, and Leamington Spa. Residents benefit from excellent country walks, local inns, and reputable schools nearby, alongside convenient transport links accommodating daily commuting. The village's blend of traditional character and practicality makes it popular with families and professionals alike.

Step inside this delightful cottage to find an inviting dual-aspect living room, where cosy inglenook fireplaces create a warm and relaxing ambiance, perfect for unwinding after a long day. The heart of the home is the country-style kitchen, featuring Shaker-style cabinetry paired with integrated appliances and a classic AGA cooker, blending functionality with timeless charm. Adjacent to the kitchen is a useful utility room and convenient downstairs WC, ensuring practical day-to-day living.





For formal dining occasions, a separate dining room provides an elegant space to host family and friends. Upstairs, the cottage boasts three well-proportioned bedrooms, including a good-sized main bedroom complete with a vaulted ceiling and en suite bathroom, offering a private retreat for homeowners. Two further double bedrooms deliver flexible accommodation options for family members or guests. A family bathroom completes the first-floor layout.

Outside, the large cottage style gardens provide a wildlife haven encompassing formal flower beds, secluded seating areas, and productive spaces ideal for growing your own fruit and vegetables. Among the various outbuildings and sheds is a charming summerhouse, providing additional outdoor leisure space. Notably, the expansive four-car garage includes a versatile self-contained room above with its own bathroom, perfectly suited for visiting guests, a home office, or hobby room, enhancing the property's appeal and functionality.

This characterful period cottage offers a rare opportunity to acquire a lovingly maintained home with period charm, generous living spaces, and extensive gardens in one of the area's most desirable villages. Whether you are seeking a family home or a rural retreat, this property promises a delightful lifestyle enhanced by its exquisite character and superb setting. Viewing is highly recommended to fully appreciate all this exceptional home has to offer.



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 OIL HEATING CONNECTED TO THE MAIN HOUSE AND AN AIR SOURCE HEATING IN THE GARAGE BLOCK.

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 TBC

ENERGY PERFORMANCE CERTIFICATE RATING: TBC 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.







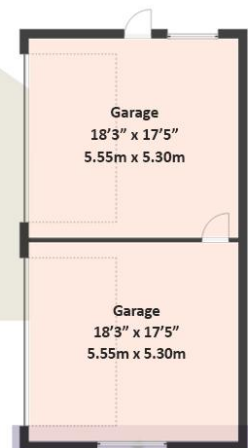
Internal Living Area 2,276 square feet / 211.46 square metres (excluding garage and outbuildings)



Ground Floor



First Floor Annexe



First Floor



EPC to follow

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