





Nestled in the heart of the picturesque village of Claverdon, this exquisite 3 bedroom, 3 bathroom detached bungalow offers approximately 2,200 sq ft of beautifully designed and contemporary living space. Boasting a versatile layout with a large, vaulted reception room and a splendid open-plan kitchen, dining area with stunning vaulted ceiling and family area, this brand new, A-rated home perfectly blends spacious comfort with modern elegance. Enhanced by vaulted ceilings, solar panels with a battery storage system, and a 10-year build warranty, this property is an exceptional opportunity to own a stylish and energy-efficient residence within an exclusive development of just five bungalows.

Claverdon is a highly sought-after village in Warwickshire, admired for its tranquil rural atmosphere, scenic countryside, and strong sense of community. Residents enjoy easy access to excellent local amenities, charming village pubs, and well-regarded schools, while the nearby towns of Stratford-upon-Avon and Warwick provide a wealth of shopping, dining, and cultural attractions. Excellent transport links, including the M40 motorway, make this an ideal location for commuters seeking a peaceful retreat with connectivity.

Step inside to discover a thoughtfully crafted home designed with both functionality and style in mind. The impressive, vaulted ceilings in the spacious 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.

The open-plan kitchen, dining, and large living area forms the heart of the home, flooded with natural light from the vaulted ceilings and providing ample space for relaxed living and entertaining. The kitchen is fitted with contemporary cabinetry with integrated appliances and Quartz stonework surfaces complemented by a separate larder and adjoining utility room which provides excellent storage and practicality.





The principal suite is a true sanctuary, complete with a spacious dressing room and an elegant ensuite bathroom. Two further generous bedrooms are well-appointed, with one featuring its own ensuite, making this property ideal for family living or accommodating guests with ease.

Outside, the south-facing garden is a delightful space for outdoor enjoyment, featuring a beautifully crafted porcelain patio that seamlessly blends indoor and outdoor living. The garden is turfed and offers a serene setting for relaxation or social gatherings. Completing this exceptional property is a large detached double garage and a driveway with parking for several vehicles, ensuring convenience and ample storage options.

This exceptional bungalow is ready now and represents a fantastic opportunity to secure a quality new home in one of Warwickshire's most desirable villages. Combining thoughtful design, sustainable features, and a prestigious location within a private gated community, this property is perfectly positioned to deliver a superb lifestyle for its new owners.



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: A

Viewing: By appointment 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.

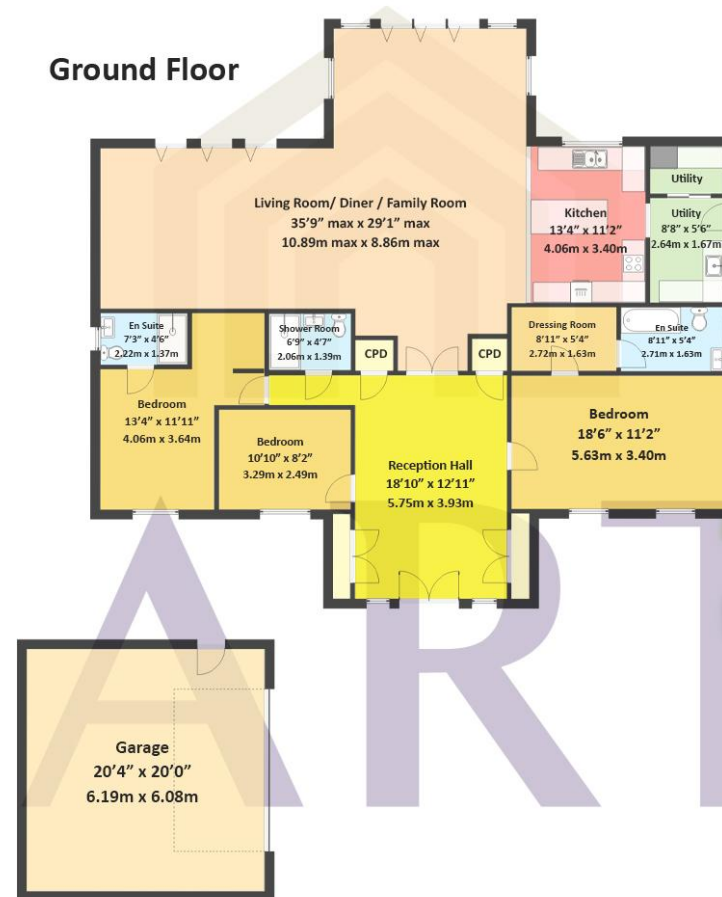




Internal Living Area 2,195 square feet / 203.92 square metres
Plus Garage 405 square feet / 37.64 square metres



Ground Floor



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