



Beecourt, Station Road, Claverdon CV35 8PE

£1,325,000

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A bright, spacious, highly specified "turn key" family home that rewards seeing. The easy to live in, generous living space, has 4 reception rooms and 4 / 5 bedrooms, 2 en-suites & 2 bathrooms. An annex can easily be provided, if required. All set on a private, South facing garden overlooking fields as far as the eye can see.

APPROACH

This fine substantial home stands at the end of a private driveway, shared by two other properties. Sliding electric gate opens on to a gravelled forecourt providing ample parking. Ornamental lighting, all contained within fencing & a brick wall.

OAK ENTRANCE CANOPY

An imposing storm shelter with lighting either side. Oak front door with side windows opens in to,

RECEPTION HALL

A large generous space with staircase off to one side. Tiled floor, downlights. Oak and glass doors in to,

INNER HALL

With polished Oak flooring that extends throughout most of the ground floor. Cloaks cupboard or boot room.

SNUG / CINEMA ROOM

Discreet pelmet lighting to add to the atmosphere.

SITTING ROOM

As will be seen from the floor plan & photographs this is a superb room, flooded with natural light through three double bi-fold doors folding back to open on to the patio. Further picture window on the side. Solid Oak flooring. Feature chimney breast with stone fire surround & hearth housing recessed wood burning stove. Coving & downlights.





DINING KITCHEN / DAY ROOM

This dual aspect also has Oak flooring with a wide double glazed front window whilst at the opposite end there is a 4 section bi-fold with an amazing view beyond. An island breakfast bar forms a visual divide into the kitchen. This is fully fitted with a range of base cupboards & drawers in cream laminate under Oak butchers block hardwood worktops. Inset china sink with mixer tap. Five ring induction hob below concealed cooker hood with lighting. Twin oven. Smeg dishwasher, plus space for freestanding fridge/freezer. Pantry unit. Separate fitted "dresser" with cupboards, illuminated glass display cupboards & wine fridge.

ON THE FIRST FLOOR

Full height window on the staircase. Loft access. Doors into,

PRINCIPAL BEDROOM ONE

A magnificent room with double French doors & side windows with glass Juliette balcony beyond. What a view to wake up too. Two double & two single fitted wardrobes.





EN-SUITE

An equally impressive room in size with Travertine Italian flooring. Free standing contemporary oval bath on chrome feet with side taps and hand held shower. Illuminated recess above. Double sized glass entry shower with rain head & hand held shower. Illuminated recess. Dual flush WC with concealed cistern. One piece corian wash basin over feature vanity unit with cupboards. Downlights & extractor

BEDROOM TWO (front)

Coving & downlights.

BEDROOM THREE (rear)

Twin windows. Three section Oak laminate sliding door wardrobe. Coving & downlights.

BEDROOM FOUR - GUESTS SUITE (front)

Orial front window plus further side window. Coving & downlights. Door into,



EN-SUITE

Tiled floor & extensive wall tiles to match. Double size glass entry shower. Rainfall head & hand held shower. One piece wash basin over double cupboards. Chrome towel rail below side window. Extractor & downlights.

FAMILY BATHROOM

Another, no expense spared room. With feature stone tiled wall with illuminated recess. Free standing oval bath with ornate mixer tap & hand held shower. Double size glass enclosed shower with rainfall head & hand held shower. Vanity unit with one piece oval wash basin over double cupboard. WC. Clear glass window to make the most of the view beyond. Chrome towel rail. Shaver socket, extractor & downlights.

POSSIBLE ANNEX IF REQUIRED? (currently)

Entered from the hall with floor tiling to match.



STUDY (bedroom 5?)

Oak flooring. side window.

SHOWER ROOM

Tiled floor. Corner glass enclosed shower with rain head & hand held shower. Wash basin & WC below obscure glazed side window. Chrome towel rail. Coving, extractor & downlights.

UTILITY (kitchen?)

Range of cupboards below wood butcher block worktops. Large Villeroy & Boch china sink with mixer tap below the side window. Plumbing for a washing machine. Cupboard housing further sink with hot & cold.

OFFICE (sitting room?)

A good sized place to work with Oak flooring. Half glazed French doors overlooking the forecourt. Coving & downlights loft access.





OUTSIDE

ATTACHED DOUBLE GARAGE

With twin doors. Housing Grant oil fired boiler with adjacent pressurised hot water tank. Power, lighting & cold water taps.

SOUTH FACING GARDEN

A garden that is as good as the house. Totally private, this constant sun trap has gated side access. Wrap around deep grey composite decking, with lighting, powers points & water. Raised wooden flower beds. The garden is mainly lawn with well stocked borders. Part hidden timber greenhouse. Low level hedge affords the maximum views over the fields towards the distant woodland. A private oasis for family & friends.

Situated on the edge of Claverdon, which is an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, community store, fine parish church, public houses and the Ardencote Country Club with full leisure facilities. Claverdon is excellently located for access to the motorway network.

The attractive market town of Henley-in-Arden, about 3 miles away, has a good range of shopping and recreational facilities, including doctors and veterinary surgeries, public houses, restaurants and a primary school. Stratford-upon-Avon, famed for its theatres and Shakespearean heritage, is readily accessible, as are Warwick and Leamington Spa. The area has golf courses, including the Ardencote and courses at Stratford-upon-Avon and Leek Wootton.

There is an excellent range of state, private and grammar schools in the area, including King's High School for Girls and Warwick School for Boys, Stratford Grammar School for Girls and King Edward VI School for Boys. Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway (trains to London Marylebone from 69 mins and to Birmingham from 36 mins), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles (distances and times approximate).



Approx. Gross Internal Floor Area 3149 sq. ft / 292.53 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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