



Hawkins
Patterson &

Lye Green, Claverdon, CV35 8HL

Guide Price £845,000



Set quietly back from the Lane you will find this split level well cared for two bedroom Bungalow. With adaptable accommodation standing amidst beautifully maintained gardens with a breathtaking South Westerly view across the valley towards Henley & Wotton Wawen.

Claverdon is popular for commuters travelling to London (just over 1 hour by train) and is just four miles from the M40 and 6 miles from Warwick Parkway and within easy reach of Birmingham, NEC and the Airport. Claverdon is one of Warwickshire's premier villages and within the 'golden triangle' between Stratford-upon-Avon, Warwick and Henley in Arden.

APPROACH

This discreet split level Bungalow sits at the head of a gravelled drive way timber gate. Generous forecourt parking & turning space. Cold water tap. Ornamental brick wall edging with sheltered East facing sitting/dining patio. Upvc front door & side screen opens into,

INNER PORCH

Door into.

GUESTS WC

Low flush WC. Wall mounted wash basin.

HALLWAY ROOM

A welcoming room entered via double glazed doors, overlooking a small garden & patio area. Study area & seating. Three quarter height front window.

SITTING ROOM

Undoubtedly "THE" room of the property. Generously proportioned with Oak ceiling beam over inglenook above stone fire surround with real fire (the ash can be removed externally) However, the real feature of this sun lit room lies beyond the full height picture window and walk in square bay window and it is the mature garden with rockery, pond & water feature. Then the view beyond and down the valley. An outlook you will never tire of.







DINING ROOM

Shallow bow window enjoying the same outlook plus side patio doors opening to side patio & garden.

BREAKFAST KITCHEN

A well proportioned room with ample space for a table & chairs. Divided in part by peninsular breakfast bar. Dresser style fitment with cupboards & glass china cupboards. This matches the kitchen units in Oak. Full range of base & wall cupboards. Laminate work tops with inset acrylic sink & drainer below front window. Space for slot i cooker. Recess with plumbing for a slimline dish washer. Storage room housing floor standing Oil fired boiler. Patio doors out to the garden.

UTILITY

Natural light via skylight. Sink & drainer. Base & wall cupboards. Full height cupboard for outside clothing & boots etc. Plumbing for a washing machine & space for further appliances. Door to,

BOOT ROOM

Every country home needs space like this.

INNER HALLWAY

With three steps down to the bedrooms. Front window overlooking the driveway. It also gives access to the attic room.

SHOWER ROOM

Fully tiled with corner glass enclosed shower with electric fitment. Built in vanity unit with cupboards, part recessed wash basin with illuminated mirror above and cupboards either side. Wc & obscure glazed front window.



Hawkins
Patterson &



BEDROOM ONE

Light & generous room with picture windows on two elevations. The back window overlooks a sunken garden with a water feature. Extensive range of fitted furniture to include wardrobes, six drawer dressing table & bed side cabinets.

BEDROOM TWO

Three quarter picture window to make the most of the outlook beyond, which is naturally the same as bedroom one. Double wardrobe, dressing table. Corner wash basin.

ATTIC ROOM

Entered via narrow staircase from the inner hall. Skylight & walk in sliding door access into the loft.

DOUBLE GARAGE

Electric door. Power lighting. roof void storage. side door.

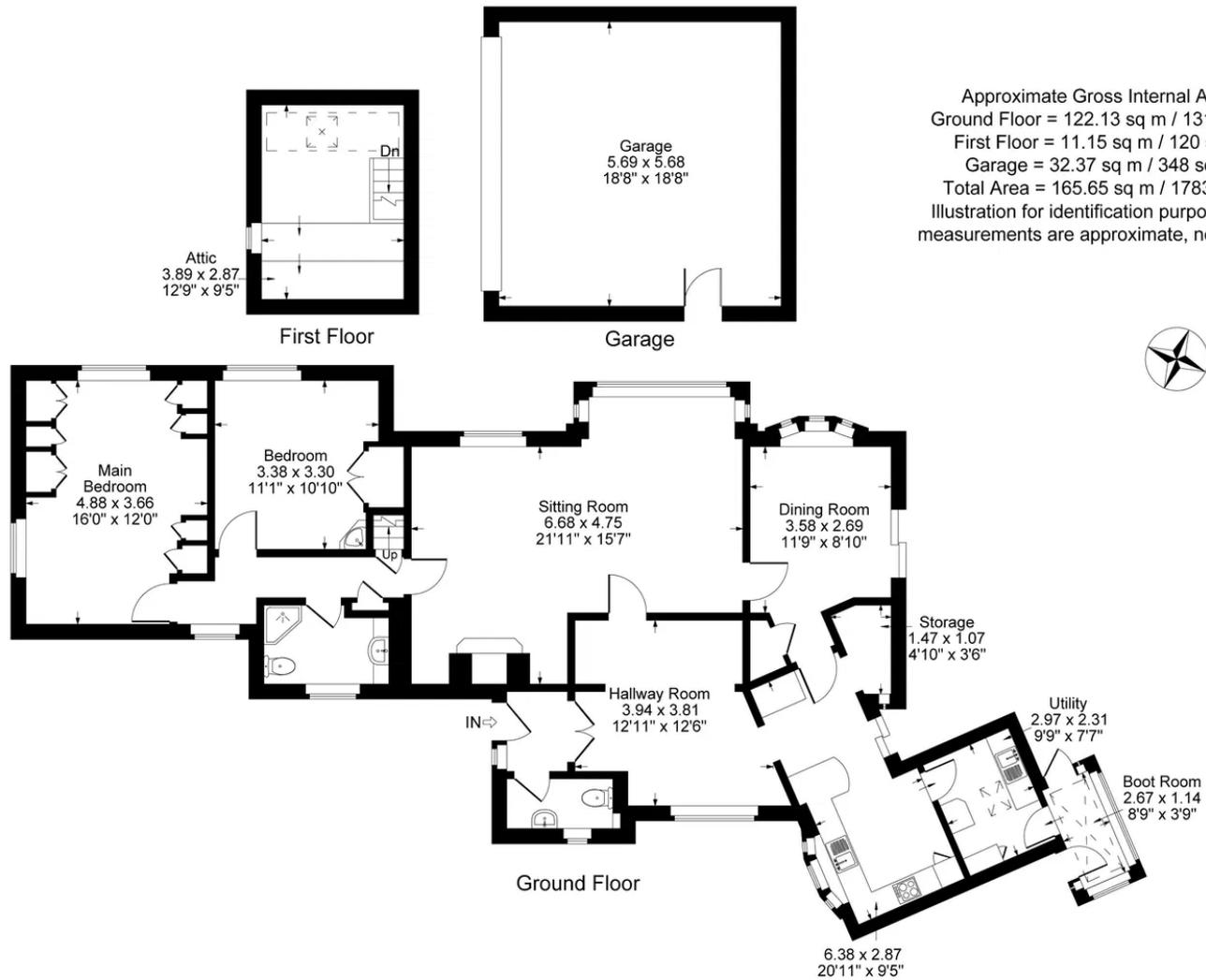
MAGNIFICENT SOUTH WESTERLY GARDENS

No words will better our very early Spring photographs. The landscaping to install a Ha Ha was inspired. Your eye continues over the rockery, lawn to the fields & gentle Valley beyond. Peace quiet & total privacy.

GENERAL INFORMATION

Central heating is Oil Fired. All other main services are connected. There is a Covenant in favour of Byways preventing any buildings, temporary or otherwise, or to place any caravan or plant trees on the adjoining field, protecting the wonderful outlook.





Approximate Gross Internal Area
 Ground Floor = 122.13 sq m / 1315 sq ft
 First Floor = 11.15 sq m / 120 sq ft
 Garage = 32.37 sq m / 348 sq ft
 Total Area = 165.65 sq m / 1783 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

sales@hawkinspatterson.com

<http://www.hawkinspatterson.com/>

Hawkins
Patterson &