

Wayside, Claverdon, Warwickshire





An attractive and **spacious family home** with paddocks and stables in a highly sought-after village.

Summary of accommodation

Hall | Drawing room | Dining room | Sitting room | Conservatory | Kitchen/breakfast room
Utility/boot room | Office

Four bedrooms | Four bathrooms (two en suite)

Attractive gardens | Paddocks

Outbuildings include two stables and a large dog kennel with a run

In all about 11 acres

Distances

Henley-in-Arden 3 miles, Warwick 7 miles, Warwick Parkway Station (intercity trains to Birmingham and to London Marylebone from 69 mins) 6 miles
M40 (J15) 6 miles, Leamington Spa 10 miles, Stratford upon Avon 9 miles
Birmingham International Airport and Station 18 miles, Solihull 14 miles
(All distances and time are approximate)



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Situation

Wayside is situated on a beautiful country lane just outside the sought-after village of Claverdon, surrounded by rolling countryside. The village has a primary school, community shop, fine parish church, traditional public house, gastro pub, doctor's surgery, tennis, football, rugby and cricket clubs and The Ardencote Country Club nearby with full leisure facilities. It is excellently located for access to the motorway network.

The attractive market town of Henley-in-Arden is about three miles away. It has many shopping and recreational facilities, including doctor's and veterinary surgeries, public houses, restaurants, primary schools and churches. Stratford-upon-Avon, renowned for its theatres and Shakespearean heritage, is readily accessible, as are Warwick and Leamington Spa.

There is an excellent range of state, grammar and private schools to suit most requirements, including King's High School for Girls and Warwick Prep and Public Schools in Warwick, Stratford Grammar School for Girls and King Edward VI School for Boys, and The Croft Prep School.

Golf courses in the area include The Ardencote, Ingon Manor, The Warwickshire, at Leek Wootton and Stratford-upon-Avon, with racing at Warwick, Stratford and Cheltenham. Claverdon is surrounded by lovely countryside walks and is near the Monarch's Way and canal network. The Cotswolds lie a short distance to the southeast.

The property

Wayside is an attractive, detached house constructed from brick under a tile roof with double-glazed windows. The property is approached by a block paved entrance to a wooden five-bar gate leading into an edged gravel driveway with ample parking.

Beyond the attractive porch with tiled flooring lies an entrance hall with oak strip flooring and stairs rising to the first floor. The entrance hall gives access to a spacious, east-facing sitting room to the right, with views over the lawned garden to the front of the property, and also provides access to an impressive drawing room and dining room to the left.



The drawing room, with a cast iron fireplace and timber surround, offers stunning views over the front lawn to the east and views to the paddock to the south, flooding the room with natural light. The drawing room opens to an excellent-sized dining room, with a westerly aspect providing beautiful views to the rear garden and paddock beyond. This is extended to the large conservatory leading from the dining room, with access to the garden via double doors. A downstairs cloakroom is also fed from the entrance hall and the kitchen and breakfast room, which have limestone flooring and painted units, with space for a fridge freezer and plumbing for a dishwasher. A stable door leads to a good-sized breakfast room with stunning rear views and access to the patio to the rear of the property. A spacious utility room is accessed from the breakfast room with lovely views of the front lawn, as is a modern home office with built-in desks and a dual aspect.

The stairs in the entrance hall rise to a light and airy first-floor landing, providing access to four bedrooms and three bathrooms, two of which are en suites. The landing also provides access to an airing cupboard. The impressive principal bedroom has an east-facing view over the front lawn and a large, modern en suite bathroom with a claw-foot bath and beautiful views of the paddock and gardens to the rear.

These stunning views extend to Bedroom two, with a dual aspect to the south and the west and built-in wardrobes. This bedroom also benefits from an en suite shower room with a small window to allow in natural light.





Garden and grounds

The garden and grounds extend to 1.15 acres and are a particular feature of the property. The garden is principally lawned, with an ornamental pond and a range of trees and flowers, including a magnificent oak tree, two apple trees and two camellias. The two paddocks are also home to various trees, including evergreen trees, a weeping willow, rowan and more. The rear garden provides access to one of the paddocks, and the other paddock has separate gated access off Kington Lane and is also accessed from the front garden.

Services

Mains electricity and water are connected to the property. Drainage is connected to a septic tank located in the rear garden. Oil-fired central heating (last serviced August 2021). Security system.

Directions (CV35 8PP)

From the M40 (J15) take the A46 south towards Stratford upon Avon and at the first roundabout take the B4403 sign posted to Henley in Arden. Continue on this road and at the T junction turn left, onto the A4189 signposted to Claverdon and Henley in Arden. Continue along this road, past the railway station on the left and past The Red Lion pub on you left, into Claverdon. Continue along this road, past the village green on the right and take the next left, signposted 'Kington 1 mile'. Continue down this lane, and the property is located on the right, with a sign 'Wayside'.

Viewing

By prior appointment only with the agents.

Property information

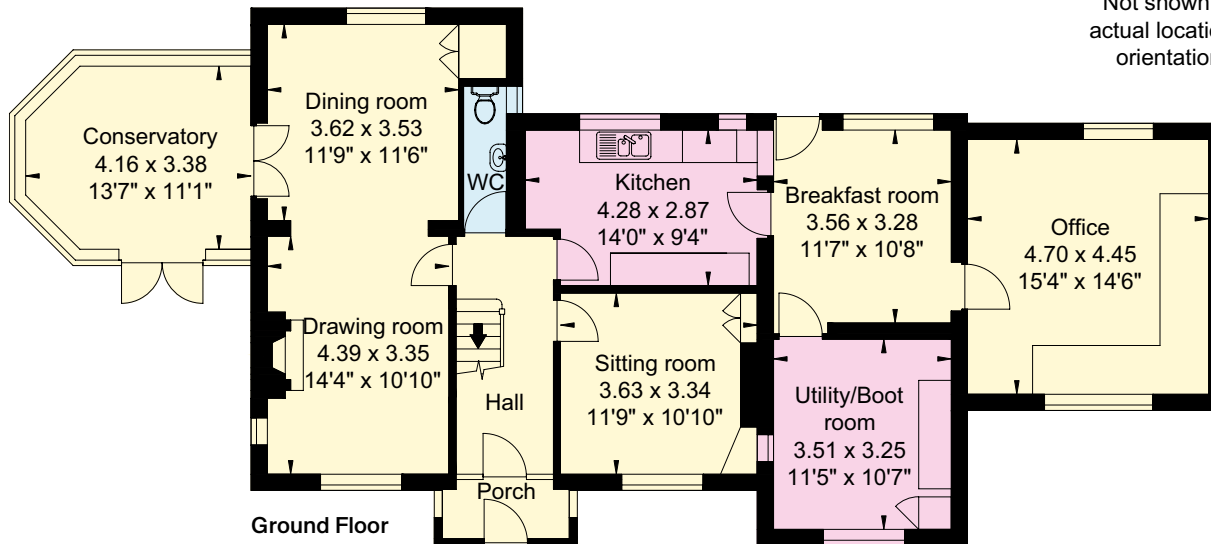
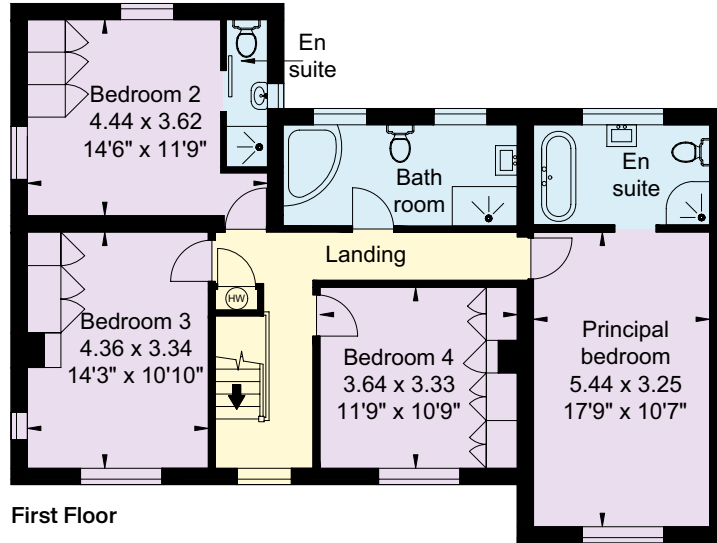
Tenure: Freehold
Local Authority: Stratford on Avon District Council: 01789 267575
Council Tax: Band F
EPC Rating: D

The spacious family bathroom, with a spa corner bath and two large windows with views to the rear, feeds two further double bedrooms. Both bedrooms have an easterly view of the lawned garden to the front of the property, and one has a small window with a southerly aspect to the paddock and built-in wardrobes.

Outbuildings

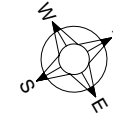
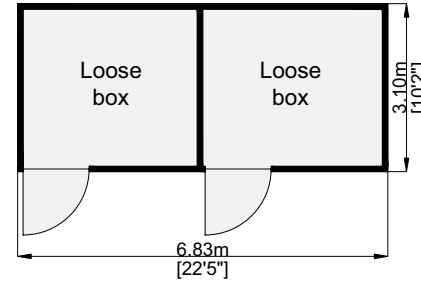
The outbuildings extend to two wooden stables with a concrete floor, suitable for equestrian use, and a large dog kennel and run.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
 House: 224 sq m (2,412 sq ft)
 Outbuilding: 20 sq m (215 sq ft)
 Total: 244 sq m (2,627 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated March 2023.

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Date: 15 March 2024
Our reference: STR012116696

Wayside, Kington Lane, Claverdon, Warwick, CV35 8PP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £875,000.

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We'd love to help you.

Yours faithfully



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