



VAUGHANREYNOLDS
ESTATE AGENTS

The Cottage, Nunhold Road, Pinley Green
Claverdon, Warwick, CV35 8LZ



The Property

This charming cottage is discreetly situated in a small hamlet midway between the larger villages of Claverdon and Shrewley. The accommodation briefly affords a stunning living room, cloakroom, bespoke kitchen with Aga, utility room, conservatory, principal bedroom with en-suite, further double bedroom and dressing room, shower room, separate home bar/Studio with double bedroom and en-suite shower, landscaped gardens by Isola Garden, ample gated driveway, and additional land with various outbuildings and further parking.

The property is accessed from the lane via newly installed electric gates. There is also a pedestrian entrance that features a matching, high-quality solid gate, including external lanterns and a wall-mounted letterbox. This entrance is reached via steps and a pathway from the lane. It leads to the side of the property and the impressive oak canopy porch, with an entrance door that opens into the Living Room.

This impressive room features a brick-surround fireplace with a wood-burning stove. The space boasts oak flooring, an abundance of exposed ceiling and wall beams. Stairs lead to the first floor, a built-in bespoke corner desk with kneehole space, drawers, and storage cupboards. There is a cloakroom with white WC & handbasin.

Bespoke Kitchen features an attractive range of matching base and eye-level units, including a double-door pantry cupboard. It boasts a fitted Rangemaster Belfast-style sink, complete with a mixer tap. Additional appliances include an integrated Bosch dishwasher, a concealed Worcester oil-fired boiler, a double electric oven and integrated Neff fridge/freezer. The kitchen has a tiled floor and an AGA with a twin hotplate and a canopy above. A part-glazed stable door offers access to the Utility Room. The Utility Room features an inset sink with a mixer tap and a base unit underneath. There is storage cupboard, as well as space and plumbing for a washing machine and tumble dryer. The kitchen flows seamlessly into the Orangery which enjoys views over the garden and driveway. French doors provide an alternative mains access to the property.

Principal Bedroom - A bespoke selection of built-in wardrobes offers plenty of storage space. The room features exposed timbers, There is also a door leading to an En-Suite Shower - The bathroom features a white suite that includes a WC. There is a spacious tiled shower enclosure.







Bedroom Two has double door wardrobes and a dressing room. Shower Room - White suite comprising WC wash basin with storage cupboards below, tiled shower enclosure.

Home Bar/Ancillary Accommodation Approach by sealed unit double glazed double opening doors with matching side screens. The versatile room features a wood-effect floor, and exposed oak beams. It includes a rustic, built-in enclosed bar area with a countertop and an inset stainless steel sink with a water tap. A spiral staircase leads to a double bedroom with built-in wardrobes Door to Shower Room - White suite comprising WC, wash basin with storage cupboards below, shower enclosure.

Garage/Storage - This excellent storage facility features a concrete floor, power, and lighting, along with ample tired shelving and a worktop area.

Office - Electric light and power, double glazed window, part glazed entrance door.

Addition Land/Field - Which is situated across the lane, only a few yards away and provides further gated off-road parking. The area is mainly laid to lawn, with many mature trees, a paved patio area and a stream forming part of the boundary.

Stable -The stable block is currently used as a gym and has a Concrete floor, power and lighting, a heater, and natural light windows.

Timber Outbuilding - Power and light, concrete floor.

The Location

Claverdon is nearby and a very popular Warwickshire village lying between the larger towns of Henley in Arden and Warwick and containing a variety of residential dwellings, together with village amenities which include a village hall, post office and stores, parish church, junior and infant school and doctors surgery.





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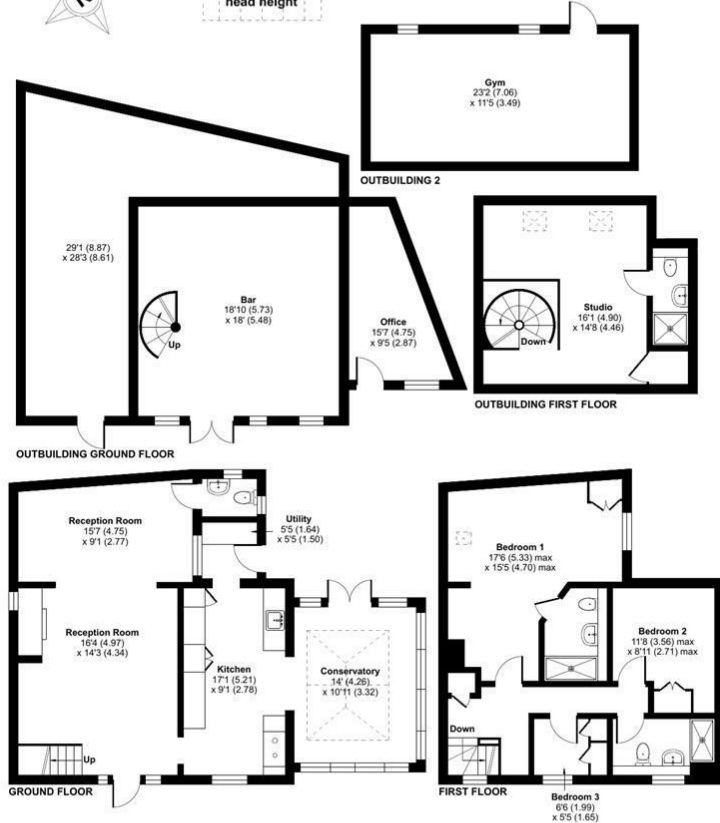
0.60 acre(s)

Pinley Green, Claverdon, Warwick, CV35

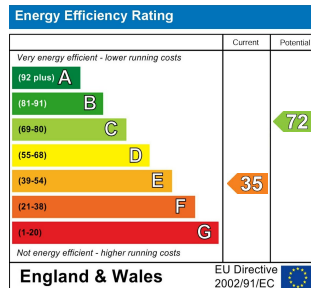
Approximate Area = 1307 sq ft / 121.4 sq m
 Outbuildings = 1342 sq ft / 124.6 sq m
 Total = 2649 sq ft / 246 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Vaughan Reynolds. REF: 1255820



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electricity and water are understood to be connected. Heating is by way of an oil fired system and drainage is to a private system.

Local Authority: Warwick, Council Tax Band F

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk