



VAUGHANREYNOLDS
ESTATE AGENTS

2 The Old Post Office, Henley Road
Claverdon, CV35 8PS



The Property

Nestled in the heart of Claverdon's Conservation Area, The Old Post Office is a charming and deceptively spacious two-bedroom home that beautifully blends period character with modern comfort.

Once the village post office, this delightful property now offers generous living space throughout, beginning with a welcoming reception lobby that leads into two elegant reception rooms — the front featuring a pretty bow window with mullion inserts and exposed beams, and the rear centred around a cosy wood-burning stove with French doors opening onto the south-facing garden. The well-proportioned dining kitchen provides ample space for family meals, with U-shaped units, integrated cooking appliances, and views across the garden, while upstairs, two large dual-aspect bedrooms offer excellent light and space, complemented by a generously sized bathroom with corner shower, bath, WC and wash hand basin.

Outside, the south-facing garden provides a tranquil retreat with a sheltered patio, lawn, and mature planting, leading to two designated parking spaces accessed via Highfield Close. Rich in history, charm, and village atmosphere, 2 The Old Post Office represents a rare opportunity to enjoy spacious, characterful living at the very heart of this sought-after Warwickshire village.





The Location

Claverdon is 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.

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (two miles) which provides links to the M42, M5, M1 and M6. In addition, the N.E.C., Birmingham International Airport and Railway Station are all within half an hour's drive. Henley-in-Arden contains a wide choice of local shops, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.



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: All mains services are understood to be connected to the property.

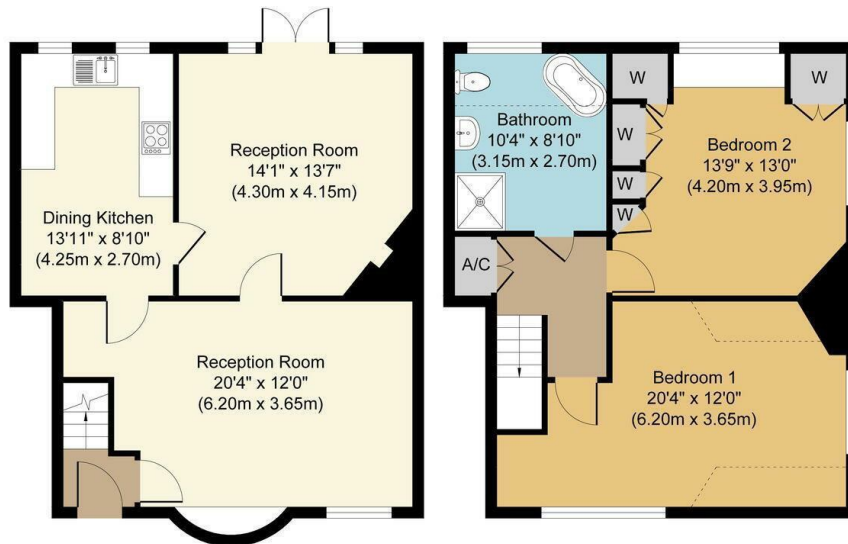
Local Authority: Stratford, Council Tax Band D

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Ground Floor
Approximate Floor Area
579 sq. ft
(53.83 sq. m)

First Floor
Approximate Floor Area
572 sq. ft
(53.12 sq. m)

Approx. Gross Internal Floor Area 1,151 sq. ft / 106.95 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	