



**VAUGHANREYNOLDS**  
ESTATE AGENTS

9 Kington Rise  
Claverdon, Warwick, CV35 8PN



## The Property

9 Kington Rise is one of just ten individually designed homes built to a high specification in 1994 by Bryant Country Homes, set within a small and exclusive gated development enjoying a wonderful rural outlook and easy access to countryside walks.

Positioned behind a gravelled driveway with a double garage to the front, this substantial and welcoming family home has been comprehensively updated by the current owners, including new bathrooms, a modern kitchen and redecoration throughout.

The ground floor accommodation is approached via an impressive entrance hallway with guest cloakroom and offers four well-proportioned reception rooms. These include a dual-aspect living room, formal dining room, study and a snug, providing excellent flexibility for both family living and entertaining. The well-appointed breakfast kitchen features a central island and flows seamlessly into the snug and utility area.

To the first floor, a galleried landing with generous storage gives access to five bedrooms. The principal bedroom and second bedroom are particularly noteworthy, both benefitting from extensive fitted wardrobes and stylish, upgraded en-suite bathrooms. There are three remaining bedrooms, two of which also feature fitted wardrobes.

Outside, the private and beautifully landscaped gardens wrap around the property, creating an idyllic setting for entertaining, relaxation and al fresco dining. 9 Kington Rise is a superb flexible home, offering space, privacy and tranquillity within a highly sought-after and picturesque location.





## The Location

Claverdon is a charming village that offers a variety of amenities, such as a community store, a beautiful parish church, and several pubs. The area boasts an excellent selection of state, private, and grammar schools, along with leisure options like The ArdenCote Country Club. Additionally, Claverdon is nestled amidst the scenic rolling hills and fields of the Warwickshire countryside.

Stratford upon Avon (8 miles) is easily reachable from Claverdon, as are Warwick (6 miles) and Leamington Spa (8 miles). Each of these locations features railway stations with services to London Marylebone and Birmingham City Centre. The M40 (J15) is located just 5 miles from the property, with Solihull 15 miles away and Birmingham 20 miles distant. (Distances are approximate)



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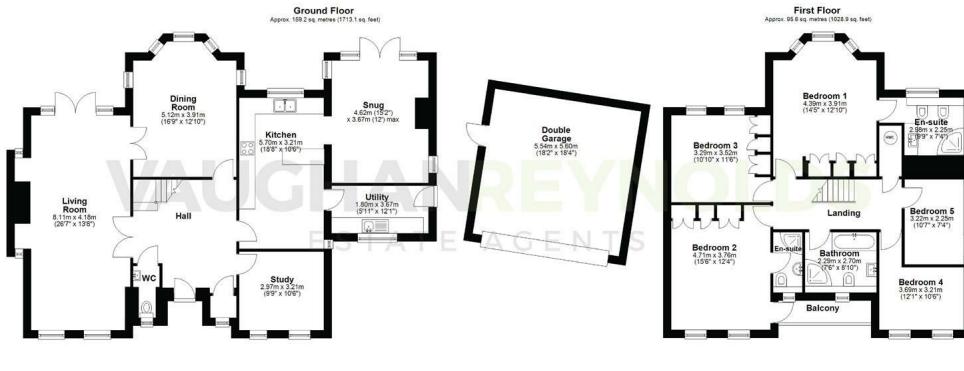
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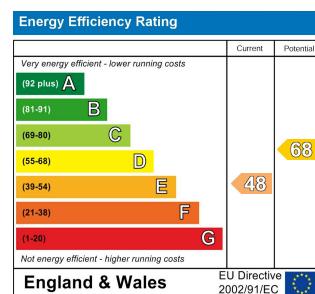


0.20 acre(s)



Total area: approx. 254.7 sq. metres (2742.1 sq. feet)

DISCLAIMER - Floor plans shown for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## 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:** Oil fired central heating. Shared sewerage system. Mains water and electricity are connected to the property. There is an annual service charge of £1200 (paid monthly) which covers the gates, road, sewerage and maintenance of communal gardens.

**Local Authority:** Stratford, Council Tax Band G

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