



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Oaklands, 3 Beaumont Close  
Claverdon, CV35 8NT



### The Property

Introducing Oaklands, a beautifully designed A-rated contemporary bungalow, perfectly positioned within an exclusive development in the heart of Claverdon. This brand new two/three-bedroom detached home offers over 1,400 sq ft of thoughtfully designed accommodation, combining stylish modern living with outstanding energy efficiency—ready for immediate occupation.

### Designed for Modern Living

Step inside Oaklands and experience a home that perfectly balances style and practicality. The welcoming hallway opens into a spectacular open-plan kitchen, dining, and living space, designed as the true heart of the home. With vaulted ceilings and doors leading directly onto the garden, this space is filled with natural light—ideal for both relaxed everyday living and entertaining. The Shaker-style kitchen, complete with fully integrated appliances, is both elegant and functional, while a separate utility room keeps everything effortlessly organised.

### Comfort & Flexibility

The spacious principal bedroom offers a peaceful retreat, complete with direct access to the garden and a stylish ensuite. A second bedroom also benefits from its own ensuite, while a third bedroom provides flexibility as a guest room, home office, or additional living space.

### Outdoor Living & Practicality

Outside, Oaklands continues to impress with its south-facing garden, perfect for enjoying long summer days. A garage and generous driveway provide ample parking, while the overall setting offers privacy within a small, exclusive community.

### Sustainable & Future-Proof

Built with sustainability in mind, this home features solar panels, battery storage, and an air source heat pump, ensuring excellent energy performance and reduced running costs—making it a smart investment for the future.

### A Rare Opportunity

Offering stylish, energy-efficient living all on one level, Oaklands is ideal for downsizers, professionals, or anyone seeking a beautifully finished home in a sought-after village setting.

Move-in ready and finished to an exceptional standard—this is a home not to be missed.

### 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.







## 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.

Estate Service Charge £300 per annum

Services: Mains water, electric and drainage. Air source heat pump for heating and hot water.

Local Authority: Stratford-upon-Avon District Council New Build

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free tailored mortgage and insurance advice, with the added peace of mind that you are being supported by professional industry experts, throughout the whole process. Immediate Mortgage Solutions offer a comprehensive, whole of market mortgage service, with no fees and no obligation. Please call Daniel Quinn on 07395 794 539 or contact by e-mail, dan@immediatemortgagesolutions.co.uk .

## VAUGHAN REYNOLDS

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



1/2



2/3



3



## 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.

Estate Service Charge £300 per annum.

Services: Mains water, electric and drainage. Air source heat pump for heating and hot water.

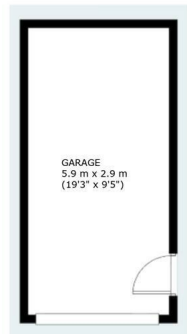
Local Authority: Stratford, Council Tax Band New Build

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

**VAUGHANREYNOLDS**  
ESTATE AGENTS

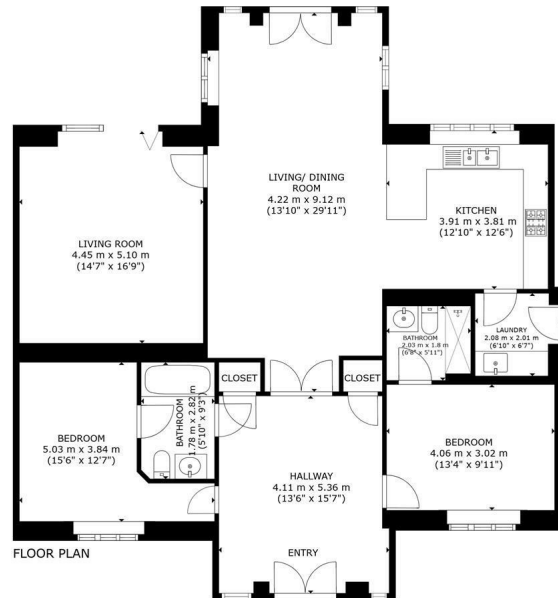
10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)



GARAGE

TOTAL APPROX. FLOOR AREA:  
17.11 m<sup>2</sup> (184.17 sq.ft.)

FOR IDENTIFICATION ONLY. NOT TO SCALE.  
(OUTBUILDINGS NOT SHOWN IN ACTUAL ORIENTATION/LOCATION)



FLOOR PLAN

GROSS INTERNAL AREA:  
FLOOR PLAN: 142 m<sup>2</sup> (1,529 sq.ft.)  
GARAGE: 17.11 m<sup>2</sup> (184.17 sq.ft.)  
TOTAL: 159.11 m<sup>2</sup> (1712.65 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.