



Oaklands  
3 Beaumont Close  
Claverdon  
Warwick

£925,000





## Oaklands

A fantastic brand new detached bungalow, situated on an exclusive development of just five bungalows in the centre of Claverdon.

Finished to high level of specification with excellent eco credentials.

Offering spacious 2 bedroom accommodation, with sizable living space having vaulted ceilings to hall and living areas, and would be ideal for any discerning buyer wanting to enjoy spacious living on one level. Stunning dining, living, kitchen family room the lounge area could be closed off if required, doors leading out to the rear garden and separate utility room and two bedrooms both having ensuites.

Good sized gardens, driveway and garage. Finished to a high level of specification, with excellent Eco Credentials, making this a future proof home

## Claverdon

Claverdon is ideally located for easy access to the nearby towns of Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa, all of which have a variety of amenities and schools. The village has a primary school, a local store, doctor's surgery, tennis club, village hall, playing fields, church, and public houses. Convenient transport links, including national rail and motorway networks, are just a short distance away, as is Birmingham International Airport. The Ardencote Country Club, located on the edge of the village, offers golf and a wide range of leisure facilities, with additional golf courses available nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes and to Birmingham from 36 minutes), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles, Birmingham 20 miles (distances and times approximate).





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### **Kitchen.**

1. Professionally designed kitchen.
2. Feature island with breakfast bar.
3. USB and power sockets to the island.
4. Stone work surfaces to kitchen and utility.
5. One and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen and utility.
6. Branded appliances to include single oven, combination microwave, integrated full height fridge, full height freezer, integrated dishwasher and extractor hood.
7. Integrated Wine Cooler.
8. Branded induction hob.

### **Bathroom, Ensuites and WC.**

1. Roca/Laufen, or similar, white sanitaryware.
2. Roca/Laufen, or similar, fitted bathroom furniture with concealed cisterns.
3. Tiling to walls and floors in bathrooms and ensuites and WC (half height only to WC). Full height to shower areas only.
4. Hansgrohe or similar chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
5. Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe or similar variable spray adjustment sliding head showers, with rain head feature to all showers.
6. Tiled niches to all shower cubicles.
7. Chrome plated Electric programmable towel rails to bathroom and ensuites.
8. Mirrors to bathrooms and ensuites
9. Shaver point



### **Internal Finishes.**

1. Oak veneer solid core doors with satin chrome door furniture.
2. Karadeen or similar flooring to kitchen/dining area/hallway and WC
3. Ceramic tiling to bathrooms
4. Contemporary 7 inch deep skirting and matching architrave
5. Slim line powdered Aluminium Bi-folding doors to kitchen.
6. Fitted wardrobes to bedrooms 1 & 2 as an optional extra.
7. Feature Apex window to family area.
8. Vaulted ceiling to dining area, hallway and family area.
9. Pull down timber loft ladder.

### **Electrical Installation.**

1. Chrome sockets and switches.
2. Recessed LED downlighters to hall/kitchen/dining room/family room/WC/bathroom and ensuites.
3. Under unit lighting to kitchen.
4. Cat 6 data cabling to all TV points.
5. Electric vehicle charging point.

### **Environmental Details.**

1. A rated kitchen appliances to reduce water and energy use.
2. Dual flush mechanism to toilets to reduce water consumption.
3. PV Solar panels to supplement the Electricity consumption
4. 100% LED low energy lighting.
5. Double glazed external windows and doors throughout offering superior thermal and acoustic insulation,
6. Composite front and rear doors, offering superior thermal efficiency and security.
7. A or B rated home, meaning very low energy bills.

### **Security.**

1. Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regs including anti-snap locks and laminated glass to all external doors.
2. Intruder alarm system.
3. Exterior lighting.

### **External Details.**

1. Outside water tap.
2. Outside power point.
3. Landscaped front gardens, patio and turf to rear, with porcelain patio.
4. Tarmac road and driveway
5. UPVC windows and powdered aluminium bi folds
6. Silicone based colour through render to the front elevation, no décor or maintenance required.
7. Porcelain patio to rear

### **Heating.**

1. Wet Underfloor Heating System to entire ground floor , fully zoned.
2. Mains pressure hot water system.
3. Air Source Heating, resulting in no gas or oil bills.
4. Electric fire in living room
5. Wifi enabled thermostats for the central heating and the underfloor heating.

### **Additional Details.**

1. Electric, sectional garage door.
2. Garage.
3. 10 Year Warranty.
4. High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in summer.

**Agents Note** – Images :- The rear garden shows Plot 4







Shows Plot 4 Garden



**Plot 3**  
**Main House Area 1413.84 square feet**  
**Garage Area 193.64 square feet**  
**Total Area 1607.48 square feet**



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