



WILLOW TREE HOUSE

Kington Rise
Claverdon
Warwickshire

theAgents
property consultants

Welcome to your dream home.

This exquisite 5-bedroom property offers a perfect blend of luxury, style, and functionality, nestled in an exclusive, secure, and private location.

A place where impeccable craftsmanship meets thoughtful design in every corner.

Key Features -5 Spacious Bedrooms Designed for comfort and privacy, with bespoke wardrobes and dressing rooms.

Each en-suite is beautifully appointed with Porcelanosa tiles and feature backlit mirrors, elevating the sense of luxury. throughout.

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Ground Floor

A grand entrance hall sets the tone for the home, complemented by a hand-made Black Oak staircase. The bespoke FRAN FEATURE LIGHTING illuminates the entire house, with a statement 2m chandelier over the staircase, creating a dramatic and welcoming first impression. The large lounge features a striking black fireplace with a modern optimist fire, creating a focal point of warmth and elegance. Bi-folding doors open to the rear garden, seamlessly connecting the indoors with the outdoors. The open-plan kitchen, family, and dining area is ideal for both entertaining and everyday living. The SIEMATIC kitchen is a chef's dream, featuring premium finishes like the DEKTRON KIRA ultra soft 20mm pure stone worktops and a 3.5m feature island. High-end appliances include a BORA induction hob, SIEMENS built-in oven, microwave, dishwasher, and integrated fridge and freezer. The SIEMATIC design continues into the utility room, adding practical yet stylish storage and functionality. Feature Wine Cellar within the family room, with black glazed doors and custom wine storage. State-of-the-Art Cinema Room For the ultimate entertainment experience, the JOOCED cinema room offers 4K projection, surround sound with Bowers & Wilkins speakers, and bespoke leather reclining seats. The room is fully acoustically treated, ensuring a true cinematic experience at home.

First Floor

The principal bedroom has wonderful vaulted ceilings and a stunning glass balustrade with views over the rear garden and the wooded area beyond, this room includes a grand Porcelanosa en-suite, the large en-suite features a freestanding bath, shower, vanity unit, with backlit mirror and toilet, there is a bespoke walk-in wardrobe. Two Further Double Bedrooms with bespoke wardrobes and en-suites, each showcasing Porcelanosa's latest collections. Luxury Bathrooms & En-Suites Each of the four bathrooms and en-suites features luxurious Porcelanosa tiles, with standout elements like freestanding baths, black-framed backlit mirrors, and bespoke cabinetry.

Outside

The Exclusive Location & Security Set in a highly sought-after area, the property is one of just 10 exclusive homes in a private, gated community with security entrance gates and CCTV entry. Residents also enjoy 10 acres of communal woodland, offering both privacy and natural beauty.

Exterior & Gardens The south-facing rear garden is perfect for outdoor living, with newly laid turf, porcelain tiling, and a lighting package that enhances its appeal. The extensive front driveway features a private landscaped stone drive and parking for up to 10 cars, with a double detached garage featuring an AGATE Grey Hormann automated door.

Attention to Detail

Every element of the property is finished to the highest standard, with black light fittings and sockets throughout, bespoke skirting and architraves, and stylish black steeple glass doors. Feature lighting is provided throughout the home, ensuring the atmosphere remains warm, inviting, and sophisticated. Additional Highlights New Worcester Bosch Oil Boilers for efficient heating. A Home for the Discerning Buyer This property represents the pinnacle of modern living, with a design and specification that meets the highest standards of quality, style, and craftsmanship. Whether you're relaxing in the large open-plan living spaces, enjoying the peace and privacy of your own garden, or indulging in the luxury of your personal cinema room, every moment here is designed to inspire. Come and experience this exceptional home for yourself—where every detail has been meticulously crafted to provide the ultimate in luxury living.

Services to the Property

Electric, Sewage Treatment Plant, Oil Heating.

District Council

Stratford Upon Avon

Viewing Arrangements –Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

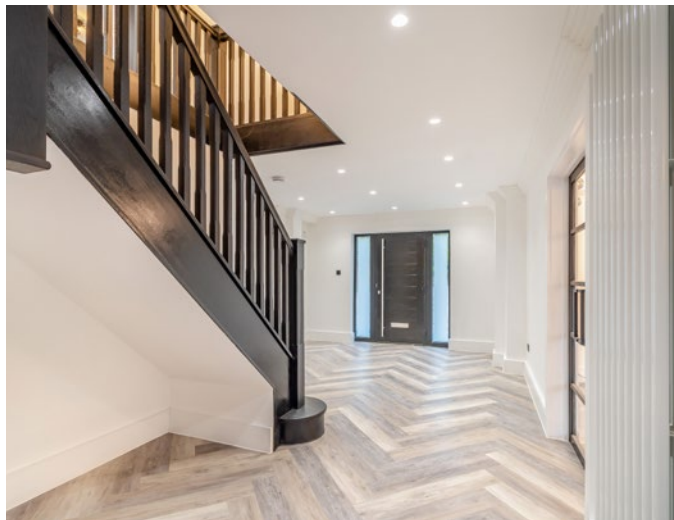
EPC Rating TBC

Agents Notes All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

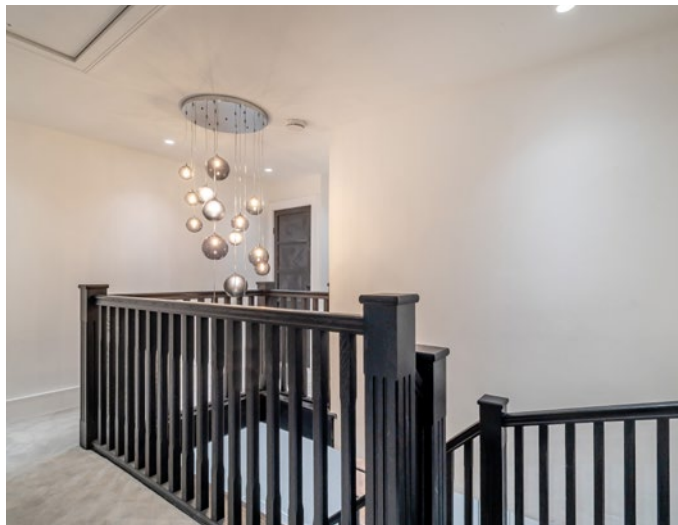
















10, Kington Rise, Claverdon, Warwick, Warwickshire

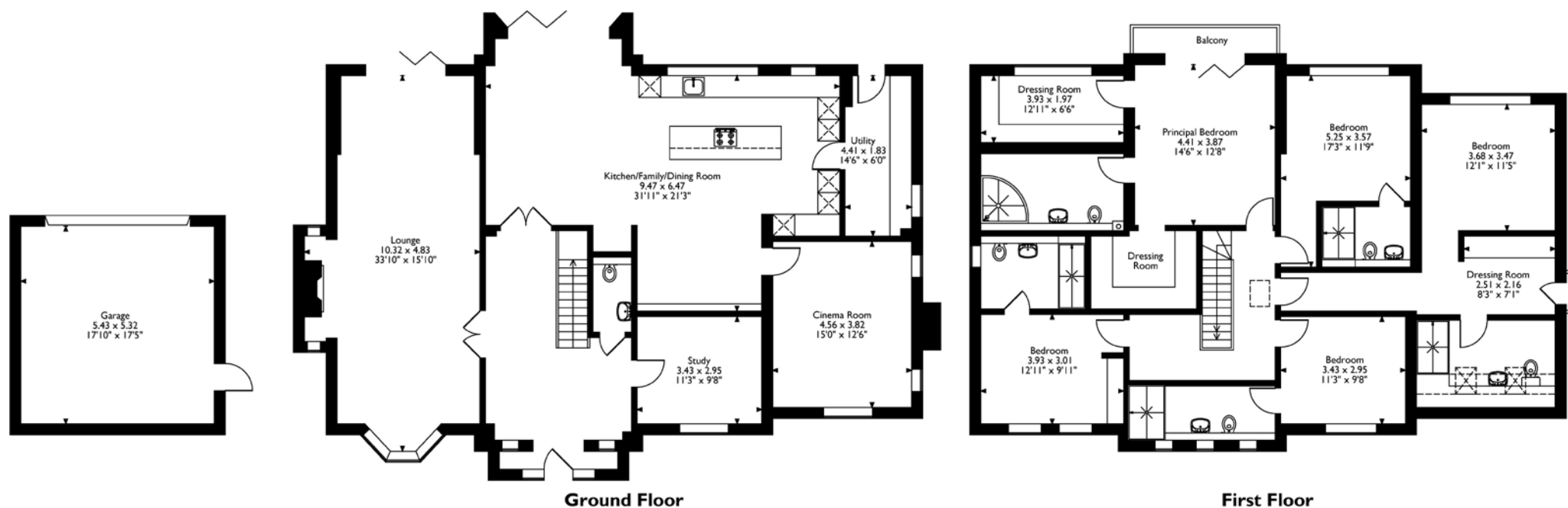
Approximate Gross Internal Area

Main House = 310 Sq M/3337 Sq Ft

Garage = 29 Sq M/312 Sq Ft

Total = 339 Sq M/3649 Sq Ft

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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Important Notice

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