



Claverdon Hall & Outbuildings, Lye Green, Claverdon

£2,750,000

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Claverdon Hall & Outbuildings, Lye Green, Claverdon

A luxury home and history combined with further development opportunity should you wish?.

This magnificent home must be one of the best Manor Houses in the County. Set in approaching 4 acres of beautiful private gardens the original features have been sympathetically update through the centuries. Today this Grade II stunning family home provides no less than 4 reception rooms, 6 bedrooms and 3 bathrooms. Nearly six thousand square feet of exceptional charm & character. Added to this there is over 4,000 square feet of well maintained outbuildings (barn, stables garaging etc) some of which have planning permission to convert into separate dwellings. It all stands on the edge of the village with the very best of Warwickshires rolling countryside in both directions.

Claverdon village is surrounded by beautiful countryside it has a primary school, doctors, community store and two pubs. Just along the road from The Hall is Ardencote Country Club which offers an excellent range of leisure facilities. There is a Station in Claverdon. Warwick Parkway & Junction 15 of the M40 are both around 10 minutes away.





The house & grounds are beautifully & carefully maintained. It is safe for you to assume that every room both downstairs & up are a credit to the care & attention given to their home by our clients. In addition to beams, wood panelling and an Aga you have contemporary kitchen , bathrooms & en-suites.

Shouldn't your family name be added to the list of previous owners who over 400 years have had the privilege of living in & enjoying this finest of homes? If you do not require some or all of the outbuildings there is planning permission for them to be developed. You could undertake this yourself or alternatively we have a prospective buyer who will purchase them for a fair price.

Naturally for a home of this quality rather than reading endless descriptions about each room and the enchanting garden you need to come and see it for yourself. We promise you won't be disappointed.





Approx. Gross Internal Floor Area 6194 sq. ft. (575.50 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.

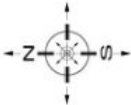
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Claverdon Hall, Lye Green Road, Claverdon, CV35 8HT

Approximate Gross Internal Area = 543 sq m / 5845 sq ft (Including Cellar)
 Outbuildings = 372 sq m / 4004 sq ft
 Total = 915 sq m / 9850 sq ft

= Reduced headroom below 1.5 m / 5'0"



First Floor Coach House And Store
 (Accessed via ladder)

First Floor

Ground Floor

Lower Ground Floor

FLOORPLAN © 2013
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This plan is for layout guidance only. You should check all dimensions, heights and levels on site. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, heights and levels on site before making any decisions reliant upon them.

