



Langley House, Claverdon, Warwickshire





A substantial home in an enviable plot with **beautiful views** in the popular village of Claverdon.

Summary of accommodation

Entrance hall | Porch | Drawing room | Sitting room | Garden room | Kitchen/breakfast room | Snug | Family/games room | Study | Cloakroom | WC

Principal bedroom with en suite bathroom and balcony | Bedroom two with dressing room and en suite bathroom

Three further en suite bedrooms | Family bathroom

Double garage | Stores

Mature gardens

In all about 1.01 acre

Distances

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

(All distances and times are approximate)



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Situation

Claverdon is a thriving village ideally located for the nearby towns of Henley-in-Arden, Stratford-upon-Avon, Warwick and Leamington Spa, all offering a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church and public houses. The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a range of full leisure facilities. There are further golf courses nearby at Snitterfield, Stratford-upon-Avon and Leek Wootton.

The national rail and motorway networks, and Birmingham International Airport, are also nearby.

The property

Langley House is a beautiful home with a range of sizeable and flexible accommodation. One enters the property via an entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a beautiful drawing room with a delightful fireplace and a separate sitting room, both leading to a stunning garden room with beautiful views over the gardens and an idyllic vista beyond.









The well-appointed kitchen/breakfast room has a range of wall and base units beneath a granite worktop with integrated appliances, including a four oven AGA, Siemens induction hob, Siemens double oven and microwave, Siemens fridge/freezer and dishwasher. There is also ample space for a dining table. The ground floor is enhanced further via the family/games room, snug, study and cloakroom. It is clear to see this home certainly caters for all the space a family would need.



The first floor comprises a substantial principal bedroom suite with an en suite bathroom and balcony, a perfect space to enjoy the views. There are four further bedrooms, all of which are en suite. Bedrooms four and five sit above the games room and study and are accessed via the inner hall. These rooms make ideal guest accommodation but could be utilised in conjunction with the rooms below to become an internal self-contained unit providing scope for multi-generational living.



Approximate Gross Internal Floor Area

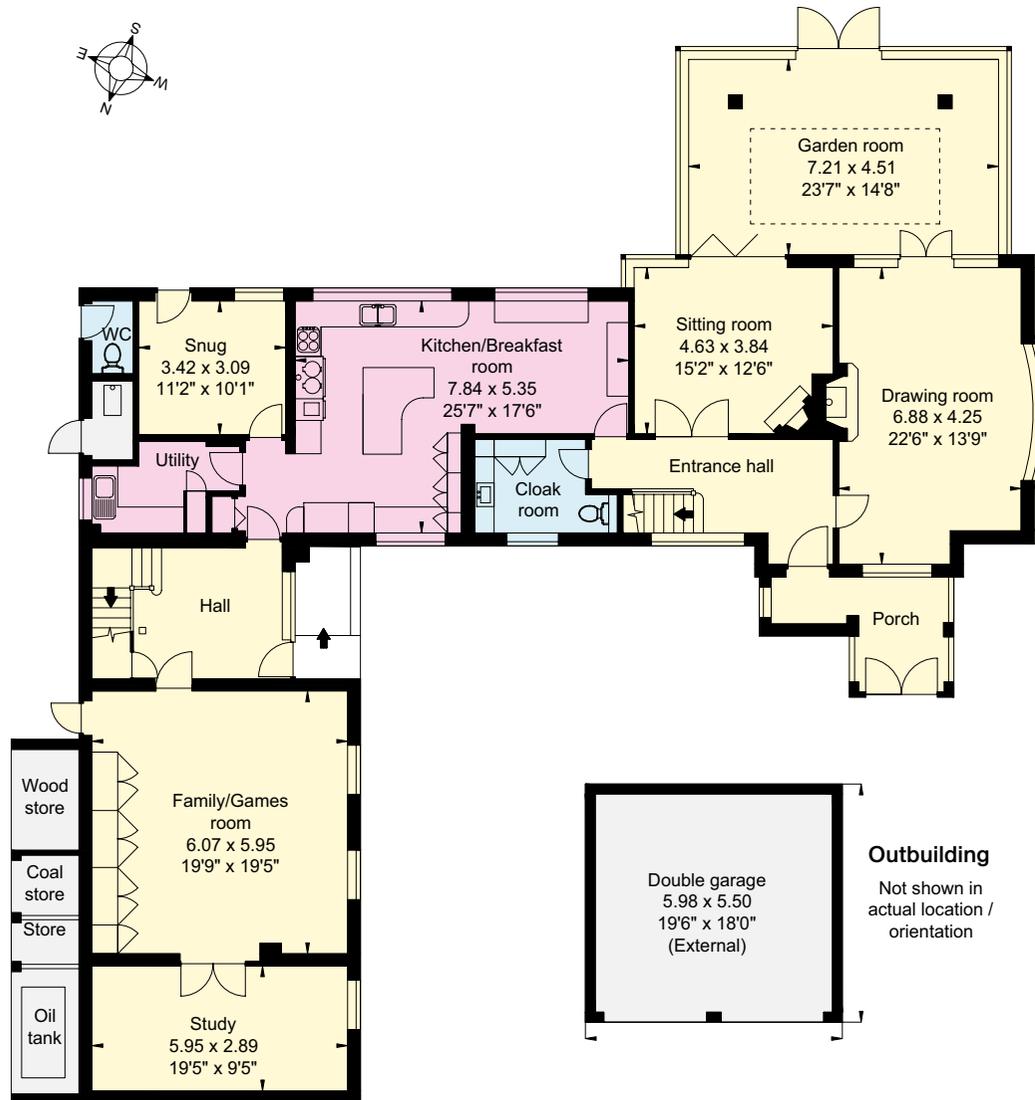
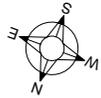
House: 426 sq m (4,587 sq ft)

Garage/Stores: 41 sq m (441 sq ft)

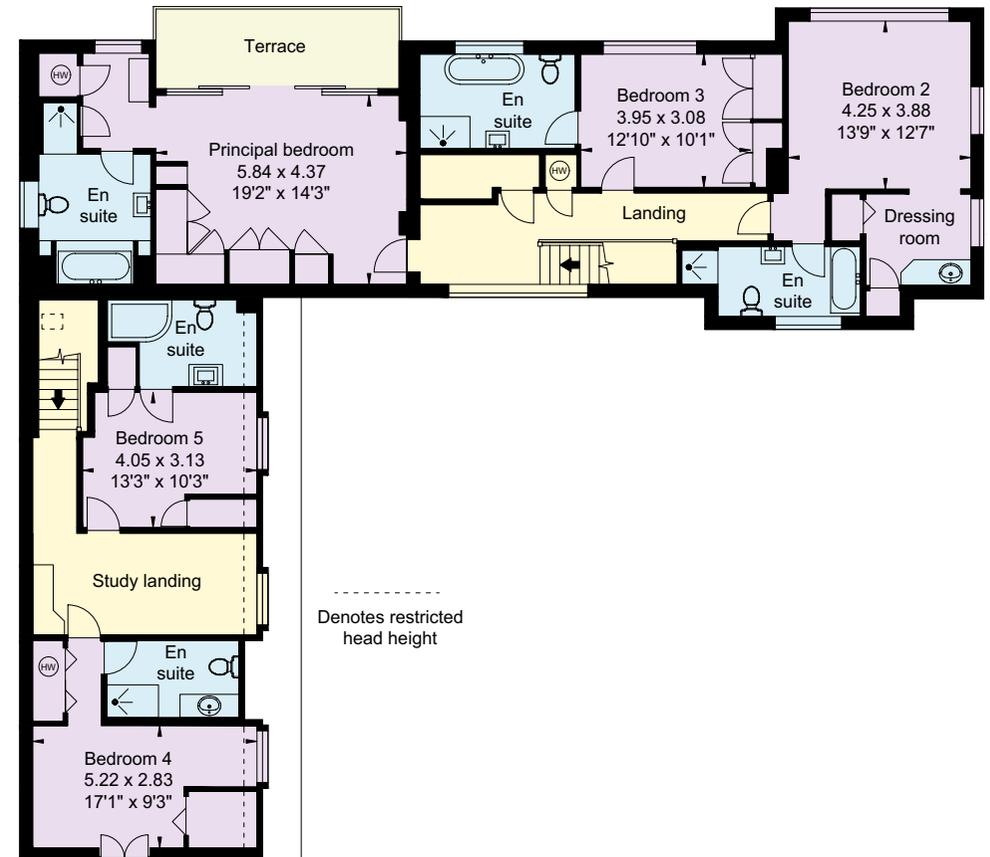
Total: 467 sq m (5,028 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Outbuilding

Not shown in actual location / orientation

Denotes restricted head height

Gardens and grounds

Langley House is completely screened from the roadside via mature hedging to the boundaries. The property is accessed via a gated drive which provides parking for several cars and gives access to the garaging.

To the rear is a beautiful garden of an enviable size, mainly laid to lawn with a range of mature trees, herbaceous borders, shrub beds and several patio areas, making the most of the idyllic position. Special mention must be made of the incredible view on offer from this property; truly stunning and most certainly something to be admired.

Services

Mains water, electricity and drainage are connected to the property.
Oil fired central heating.

Directions (CV35 8PJ)

From the M40 (J15) take the A46 south towards Stratford-upon-Avon. At the roundabout take the B4403 signposted to Henley-in-Arden. Continue on this road and at the T junction turn left onto the A4189 signposted to Claverdon and Henley-in-Arden. Continue along this road and turn left onto Church Road, as you continue down Church Road, which leads onto Langley Road, the property will be located on the left.

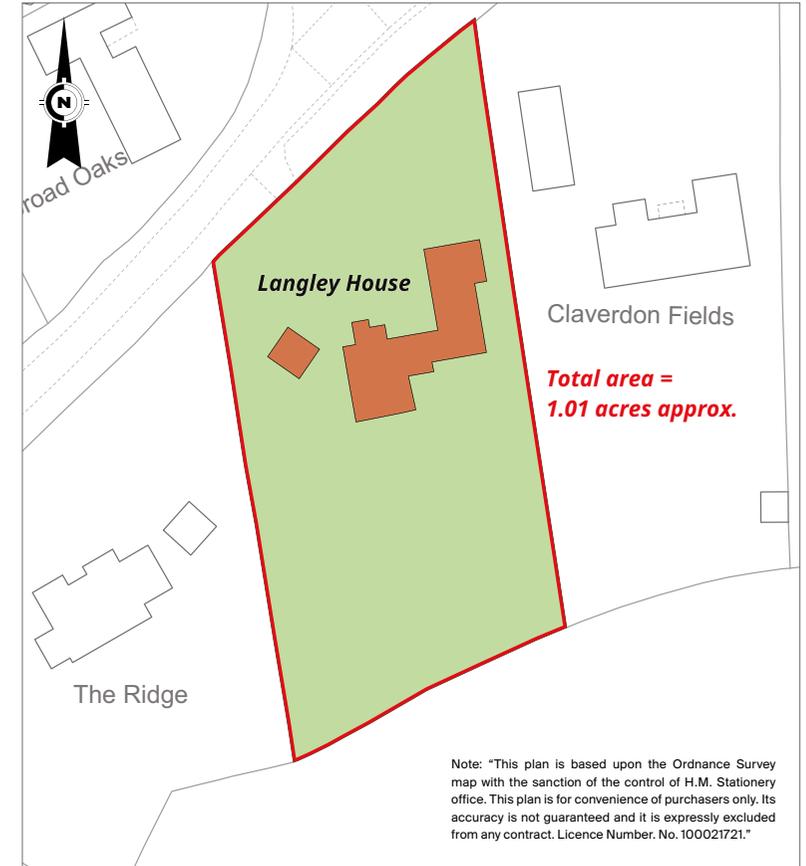


Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold
Local Authority: Stratford on Avon District Council:
01789 267575
Council Tax: Band H
EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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Date: 14 February 2024
Our reference: STR012132067

Langley House, Langley Road, Claverdon, Warwick, CV35 8PJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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