

# Woodside

Claverdon, Warwickshire







# Woodside

Langley Road, Claverdon, Warwickshire

A beautiful family home with ancillary accommodation situated on edge of this sought-after village surrounded by 24 acres of formal gardens, woodland and paddock land.

Henley-in-Arden 3 miles, Warwick 6 miles Warwick Parkway Station 5.5 miles  
(trains to London Marylebone from 80 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 approximate)

5/6 Beds | 4 bathrooms

3 reception rooms | Kitchen breakfast family room | Games Room/Bedroom 6

Ancillary accommodation

Gardens | Woodland | Office | Garage

**In all about 24.41 acre (9.88 hectare)**



**Stratford-upon-Avon**  
Bridgeway House, Bridgeway  
Stratford-upon-Avon, Warwickshire CV37 6YX

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stratford@knightfrank.com

**knightfrank.co.uk**



## Situation

Woodside is situated on the edge of Claverdon, which is an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, community store, fine parish church, public houses and the Ardencote Country Club nearby with full leisure facilities. Claverdon is excellently located for access to the motorway network and the attractive market town of Henley-in-Arden, 3 miles away, has a good range of shopping and recreational facilities including doctor's and veterinary surgery, public houses, restaurants and a primary school. Stratford-upon-Avon, famed for its theatres and Shakespearean heritage, is readily accessible as is Warwick and Leamington Spa. There is an excellent range of state, private and grammar schools in the area including King's High School for Girls and Warwick School for Boys, Stratford Grammar School for Girls and King Edwards VI School for Boys. There are golf courses in the area including The Ardencote Country Club, and courses at Stratford-upon-Avon and Leek Wootton.

## Description of property

This beautiful family home is situated in a most stunning position. One enters the property via the entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms, which includes a stunning triple aspect drawing room with feature fireplace housing





a wood burning stove. Adjacent to the drawing room is the sizeable dual aspect dining room with a feature fireplace and further wood burner. To the rear of the property is an outstanding open-plan kitchen, dining, sitting room with double doors opening out to the rear gardens. This space is ideal for those that like to entertain. The kitchen area has a range of wall and base units beneath a granite worktop and part granite, part wood breakfast bar. There are several integrated appliances including a two oven AGA, an electric AGA companion, a Miele dishwasher, coffee machine, and microwave, and ample space for a dining table. From the kitchen and living area, steps lead down to the family area which has a gas fire and multiple bi-fold doors to







the rear. When these doors are opened the large space really makes the garden part of the house. A useful study, boot room, cloakroom and gym complete the ground floor accommodation.

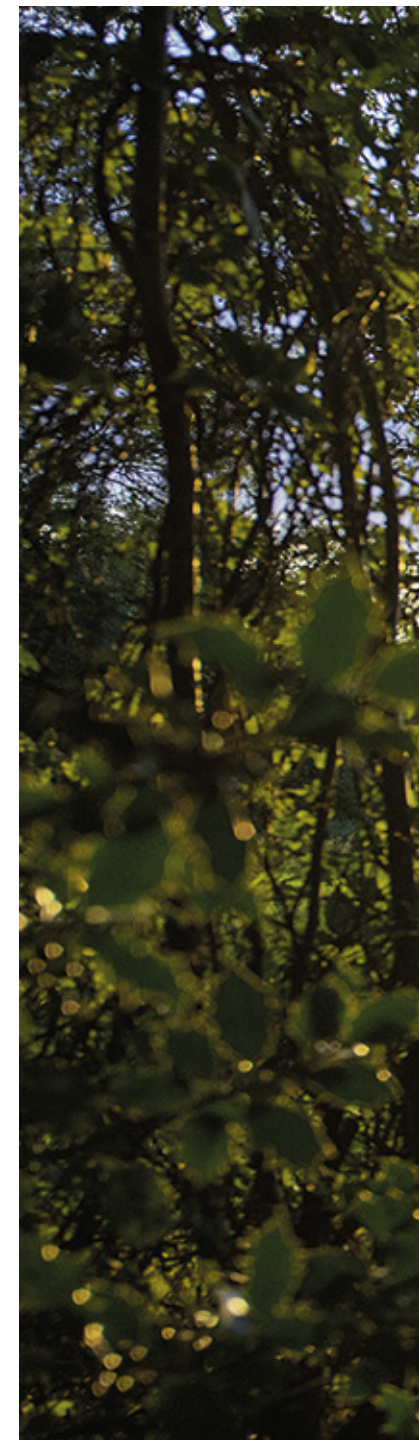
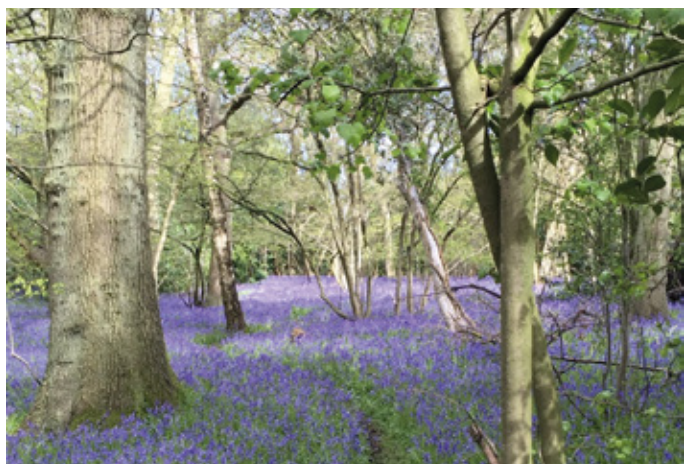
The upper floors mirror the exacting standard of finish to that of the ground floor, with a luxurious principal bedroom suite with enviable dressing room and beautifully appointed en suite bathroom. There are four further double bedrooms, three bathrooms (two of which are en suite) and a games room/guest suite completes the bedroom accommodation.

## Ancillary accommodation

Adjoining the double garage is a home office with a self-contained apartment above which comprises an open-plan kitchen, dining living room with one double bedroom and an en suite shower room. It is clear to see that Woodside offers plenty of flexibility for a purchaser to use the abundance of accommodation and storage to suit their own requirements.

## Gardens and grounds

The formal gardens and grounds are truly magnificent. The property is approached via a gated driveway flanked either side by fields. The formal gardens are mainly laid to lawn with several attractive patio areas allowing one to follow the sun throughout the day. The gardens, which wrap the property, are surrounded by woodland and further land, which makes this home truly enviable, and an incredibly exciting proposition for purchasers of today. There are some lovely walks through the woodland to admire the specimen trees. The ancient bluebell woodland is a stunning feature in April/May, where you are surrounded by your own tranquil sea of bluebells. There are several paddocks allowing one to house livestock or ponies. Special mention must of course go to the eye-catching views one can enjoy from almost every aspect of Woodside.







## Services

Mains water and electricity. Private drainage. Oil fired central heating.

## Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (CV35 8PJ)

From the M40 (J15) take the A46 south towards Stratford-upon-Avon. At the next island, take the second exit onto the B4403 signposted to Henley-in-Arden. Continue along this road and at the T-junction turn left onto the A4189 signposted to Claverdon and Henley-in-Arden. Continue along this road, past the railway station on your left and as you approach the village take the left hand turn down Church Road. Continue along Church Road as it runs into Langley Road and the property will be located on your right hand side just before the bend to the left.

## Terms

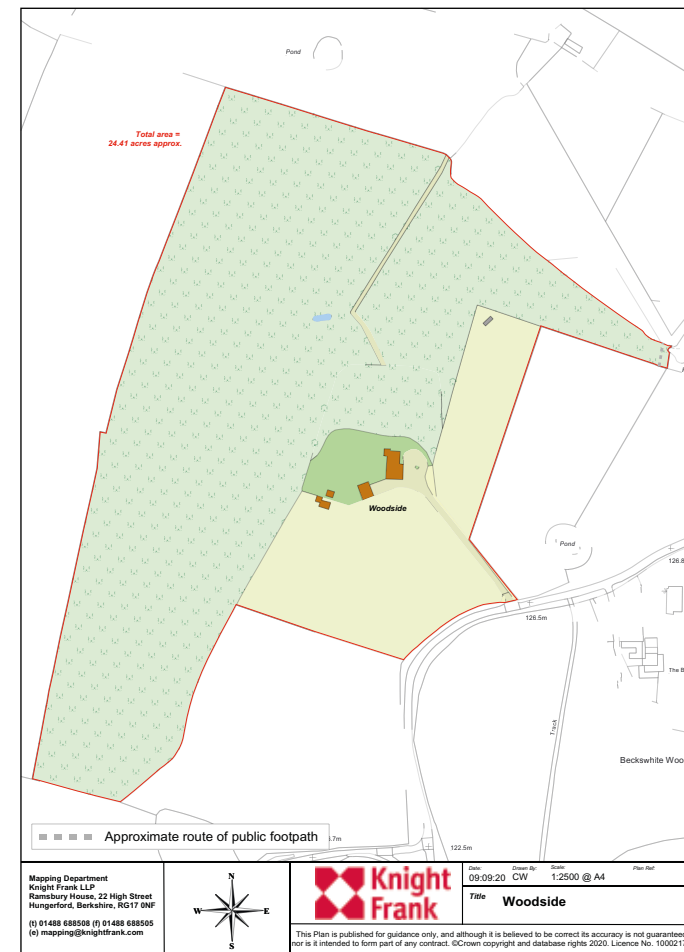
**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council.  
Telephone 01789 267575.

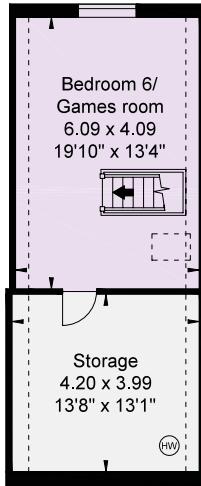
**Council Tax Band:** F

## Viewing

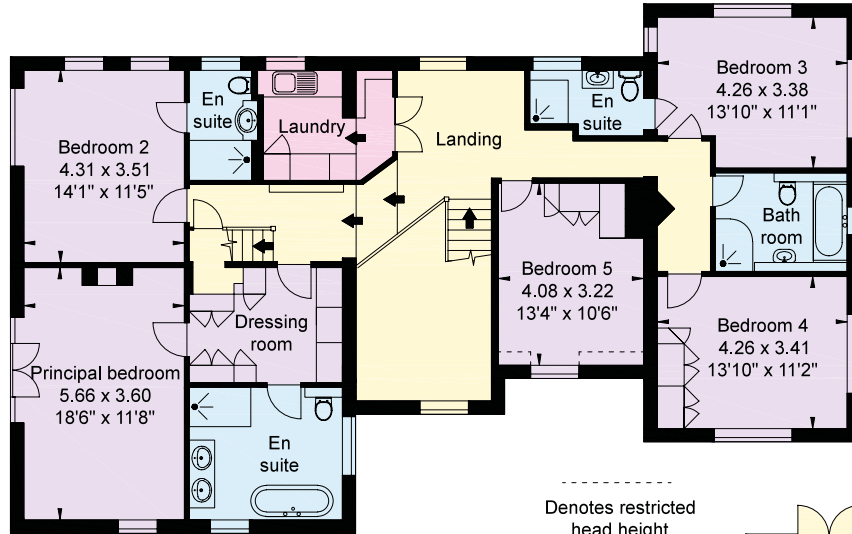
By prior appointment only with the agents.



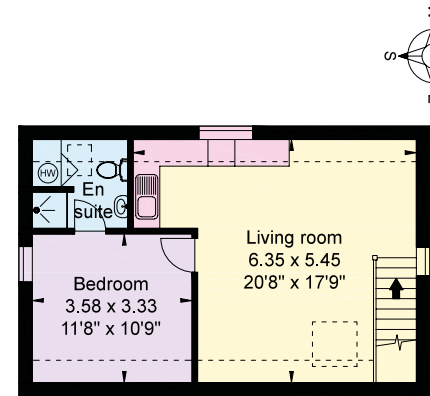
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation



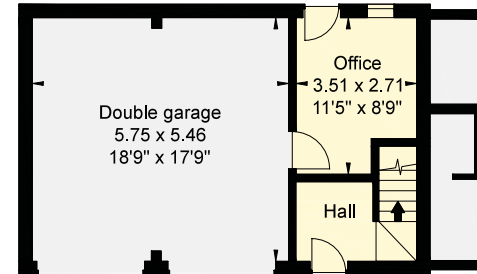
**Second Floor**



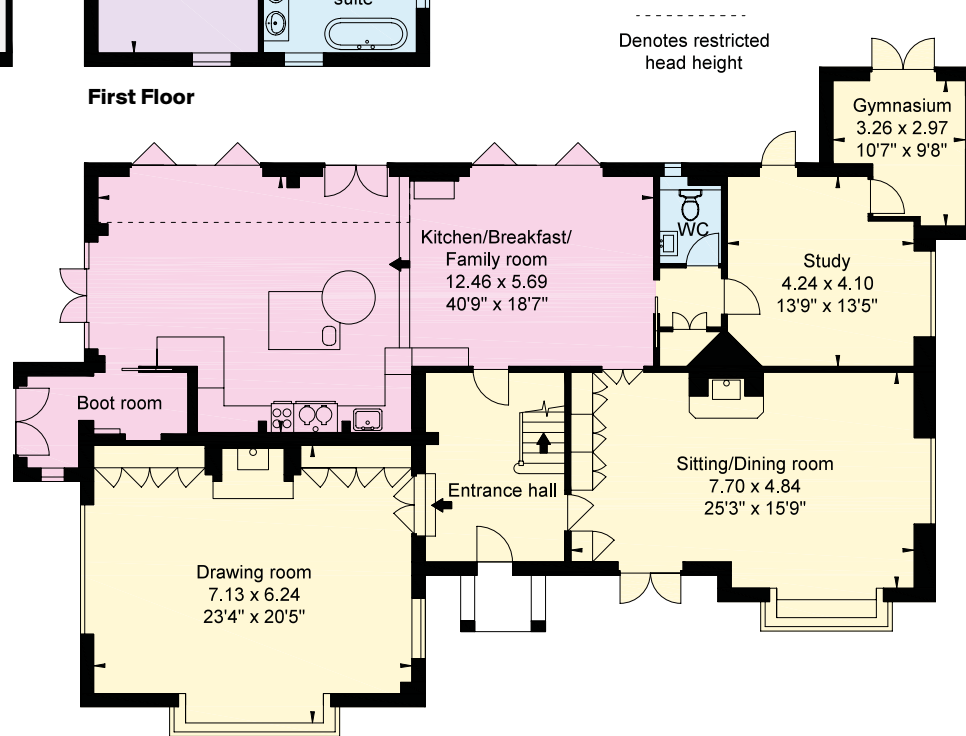
**First Floor**



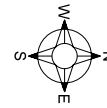
**First Floor Flat**



**Ground Floor Outbuilding**



**Ground Floor**



Denotes restricted head height

**Approximate Gross Internal Floor Area**  
**House: 400 sq m (4,306 sq ft)**  
**First Floor Flat: 47 sq m (506 sq ft)**  
**Ground Floor Outbuilding: 47 sq m (506 sq ft)**  
**Total: 494 sq m (5,318 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



**Connecting people & property, perfectly.**

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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Date: 10 April 2024  
Our reference: STR140200

## Woodside, 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 £2,750,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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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V4.2 Feb 24