



Myton House, Claverdon, Warwickshire





## A wonderful family home nestled in the heart of this sought-after village.

### 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).

### Situation

Sought-after Claverdon is a thriving village that is ideally located for the nearby towns of Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa all of which offer 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 national rail and motorway networks are also close by as is Birmingham International Airport.

					<b>EPC</b>
5	4	3		Double	D

#### Tenure

Freehold

#### Local Authority

Stratford-on-Avon District Council  
01789 267575

#### Council Tax

Band F



The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a range of full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, Stratford-upon-Avon, and Leek Wootton.

## The property

Myton House is a most fantastic family home within this excellent location. One enters the property via the spacious entrance hall. The principal reception rooms include a dual aspect drawing room with feature fireplace and double doors opening to the rear and a sizeable family room which again has double doors opening to the rear and double doors leading to the large kitchen/dining room. The kitchen/dining room is an excellent space for a family, having a great range of wall and base units sat beneath a granite worktop and breakfast bar having ample space for a dining table and seating area, again with double doors opening out to the rear gardens ensuring this home works well for a family and especially those that like to entertain. The ground floor is complimented further via the useful study, utility, boot room and cloakroom. The first-floor benefits from a principal bedroom suite, four further bedrooms and three bathrooms (one of which is en suite). The 'Juliette' balconies from both the principal suite and bedroom are both a lovely feature and allow one to enjoy the view over fields to the rear.



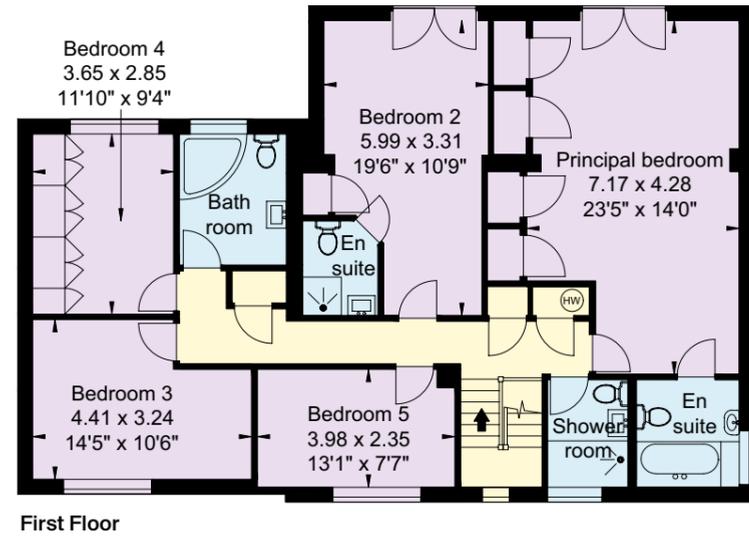
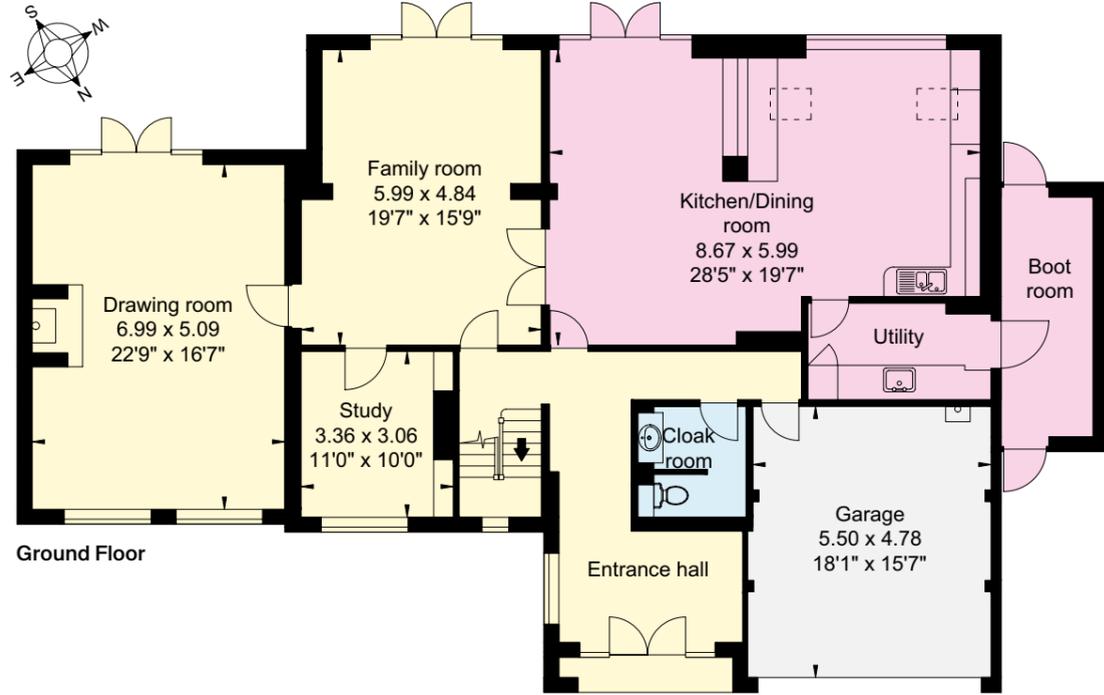


**Approximate Gross Internal Floor Area**

**326 sq m (3,510 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



## Gardens and grounds

Outside, one approaches the property via a gated driveway offering parking for several cars and giving access to the garaging. There is a neat mainly laid to lawn fore-garden.

To the rear is a sizeable garden being mainly laid to lawn with an excellent view and wonderful patio area perfect for entertaining.

## Services

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

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains, and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions

What3words: ///cobbled.gadget.newsreel

## Viewing

By prior appointment only with the agents.



**Knight Frank Stratford-upon-Avon**  
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I would be delighted to tell you more

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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: STR012426425

## Myton House, Langley Road, Claverdon, Warwick, CV35 8QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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