



CLAVERDON HALL

Claverdon, Warwickshire



A STUNNING GRADE II LISTED FAMILY HOME WITH OUTBUILDINGS OFFERING IMMENSE POTENTIAL.

Set within 3 acres of beautiful gardens, complete
with a tennis court and breathtaking views.


6


3


5




Double




3 acres



Local Authority: Stratford on Avon District Council 01789 267575
Council Tax band: H
Tenure: Freehold



SITUATION

The highly sought-after village of Claverdon offers a vibrant community, ideally located for easy access to nearby towns such as Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa, all of which boast a variety of amenities and excellent schooling options. The village itself is home to an active community featuring a well-regarded primary school, a local store, a doctor's surgery, a tennis club, a village hall, playing fields, a historic parish church, and welcoming public houses. Convenient transport links, including national rail and motorway networks, are just a short distance away, as is Birmingham International Airport. The Ardencote Country Club, located on the edge of the village, offers golf and a wide range of leisure facilities, with additional golf courses available nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

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)



CLAVERDON HALL

This beautifully preserved family home offers the perfect fusion of character and modern living situated in a peaceful setting, this delightful property provides generous space for both family life and entertaining.

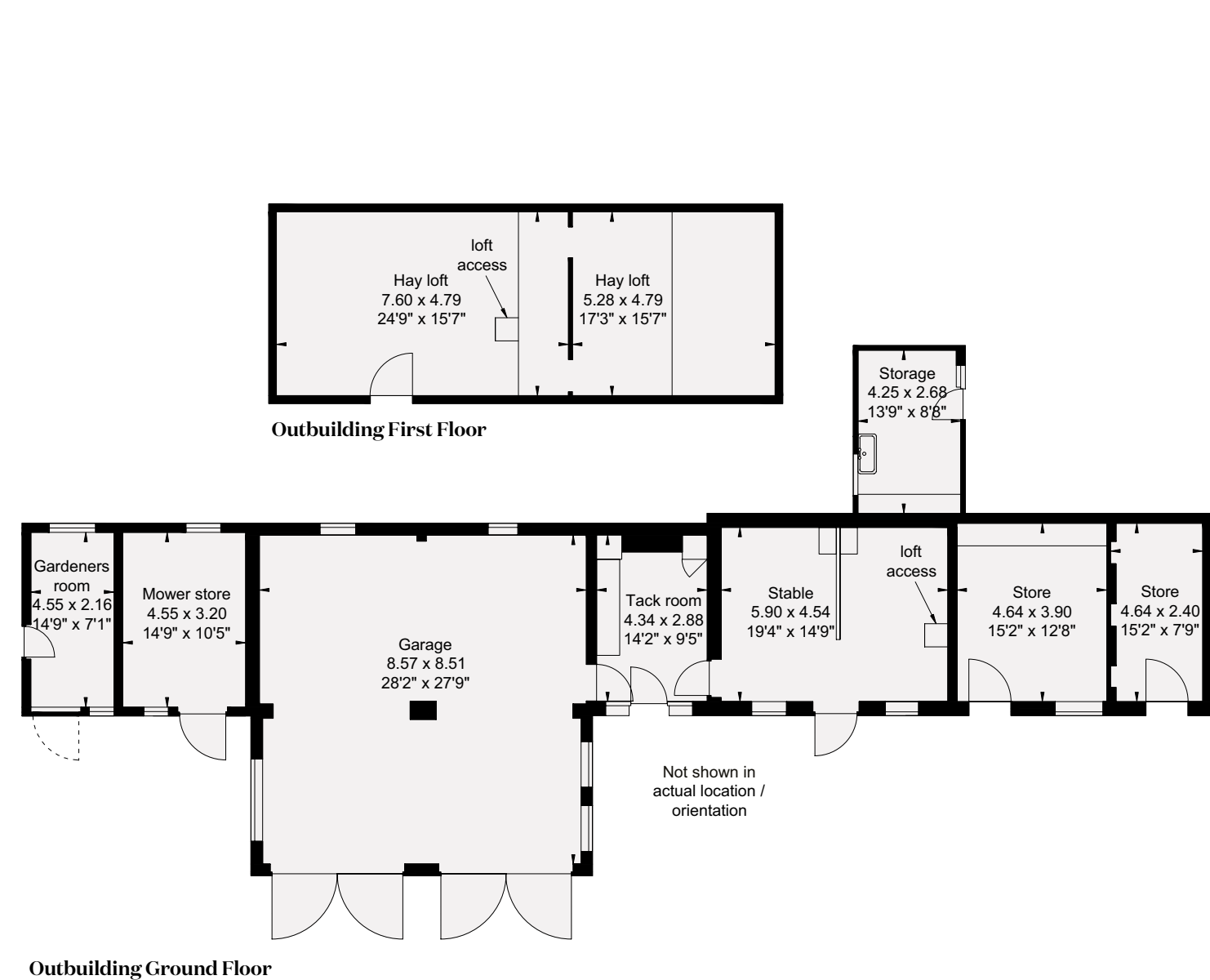
The main house features five spacious reception rooms, each with its own unique character, ideal for hosting guests or enjoying intimate family moments. These include a formal drawing room, sitting room, family room, and a superb home office. The well-appointed kitchen, complete with a pantry, leads into a cosy breakfast room. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the first floor has a luxurious principal bedroom suite with a dressing room and en suite bathroom, along with five additional bedrooms, a family bathroom, and a shower room.





Approximate Gross Internal Area = House: 546 sq m (5,880 sq ft)
Outbuildings: 247 sq m (2,660 sq ft)
Total: 793 sq m (8,540 sq ft) inc. restricted head height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

Accessed through two gated courtyards, the property offers ample parking. The rear courtyard provides entry to a double garage and a range of versatile outbuildings. These include several stables, a mower store, a tack room, and an additional gardeners' store, with The Hay Loft located above.

The outbuildings has been the subject of multiple planning applications for redevelopment into residential dwellings. Confirmation of the implementation of works has now been given, further details regarding the planning and its history can be found at the link below: <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q23NYEPMMDY00>



This magnificent property is set within three acres of beautifully landscaped grounds, offering both privacy and functionality. The formal gardens are meticulously maintained, providing a tranquil oasis of mature trees, vibrant flowerbeds, and neatly manicured lawns—perfect for outdoor entertaining or peaceful relaxation.

For those who enjoy recreational activities, the grounds boast a tennis court, allowing for active leisure right at home. Whether hosting family gatherings or simply enjoying a quiet afternoon, the expansive grounds offer an ideal setting for both work and play.



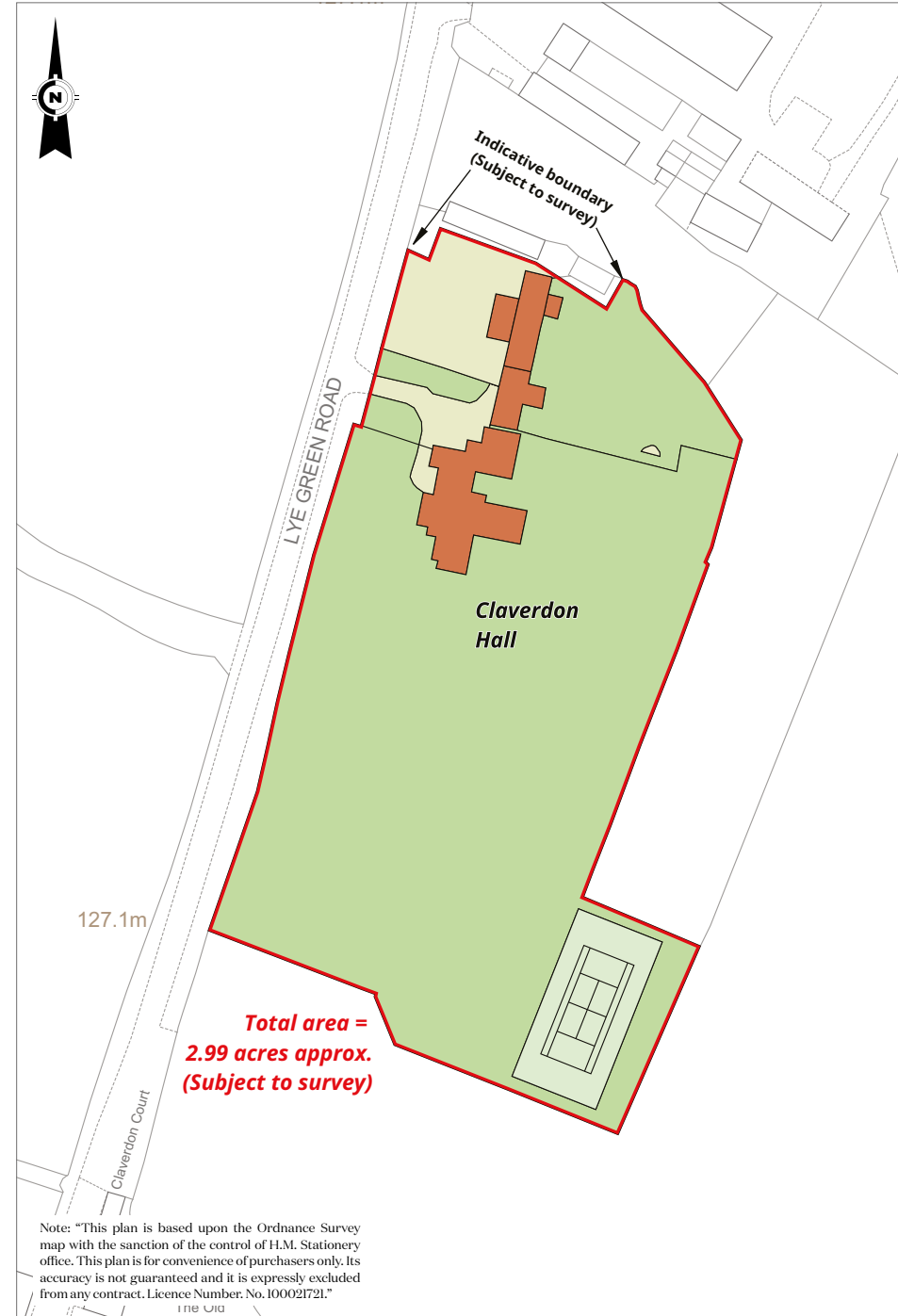


PROPERTY INFORMATION

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

What3Words: ///aquatic.captions.cleansed

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

Will Ward-Jones

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Date: 02 April 2025
Our reference: STR100140

Claverdon Hall, Lye Green, Claverdon, Warwick, CV35 8HJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,250,000

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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Yours faithfully



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