

2 Arden Glade, Claverdon, Warwick





One of three **individually designed** contemporary homes on the edge of this sought-after village.

Distances

Henley-in-Arden 3 miles, Warwick 6 miles (Warwick Parkway Station 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 are approximate).

Situation

Arden Glade is situated on the edge of Claverdon, an attractive village surrounded by rolling Warwickshire countryside. The village has an excellent primary school, community store, GP surgery, fine parish church, and public houses, and the Ardencote Country Club is nearby, with full leisure facilities.


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4


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Double


D

Tenure	Local Authority	Council Tax
Freehold	Stratford-on-Avon District Council Telephone 01789 267575	Band H



Claverdon is excellently located for access to the motorway network, and the attractive market town of Henley-in-Arden has a good range of shopping and recreational facilities, including doctor's surgery, 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, Warwick School for Boys, Stratford Grammar School for Girls, and King Edwards School for Boys.

The area has golf courses, including The Ardencote Country Club and courses at Stratford-upon-Avon and Leek Wootton.

The property

2 Arden Glade is a stunning home with a striking iconic design offering luxurious modern living.

A reception hall flooded with light leads to the three main reception rooms on the ground floor. These include a fabulous dual-aspect drawing room with a feature fireplace and double doors opening to the rear gardens. The hub of this home is sure to be the stunning open-plan kitchen, dining, and family room, a substantial room with integrated appliances, including a Miele gas hob, Wolf oven, fridge, freezer, warmer drawer, microwave and Nespresso coffee machine. A Gaggenau wine fridge and dishwasher are also integrated. The kitchen area has granite worktops and contemporary units. This expansive area has ample space for a dining area and sitting area with curved glazed windows, allowing one to enjoy the delightful views towards the private rear garden. Beyond this open-plan area is the beautiful dual-aspect sitting room with double doors to the gardens. The vibrant wildflower meadow becomes an ever-changing extension of the living space, a scene that transforms with the seasons. It is clear that this home lends itself incredibly well to those who like to entertain indoors and outside.





Rising to the first floor, there are well-placed double doors and curved glazing, which open out to the full-length, decked rear balcony, an idyllic spot for a morning coffee with a view. The first floor has a large principal bedroom suite with double doors to the balcony and an enviable en suite bathroom. There are four further double bedrooms, two of which are en suite, and a substantial family bathroom with a stand-alone bath and separate shower.





Gardens and grounds

Outside, the property is approached via a shared gated driveway, which leads to the private gated driveway, which provides parking for several cars and gives access to the integral double garage.

To the rear is a private and beautiful rear garden, with an attractive patio area perfect for outdoor dining and a large, mainly laid lawn garden, which is well stocked with various trees. The previously mentioned wild garden is a delightful counterpoint to the manicured formal gardens. The pathway allowing one to walk through the wild garden is a true delight.

Services

Mains electricity and water are connected. LPG gas. Private drainage.

What3words

///informed.skim.thirsty

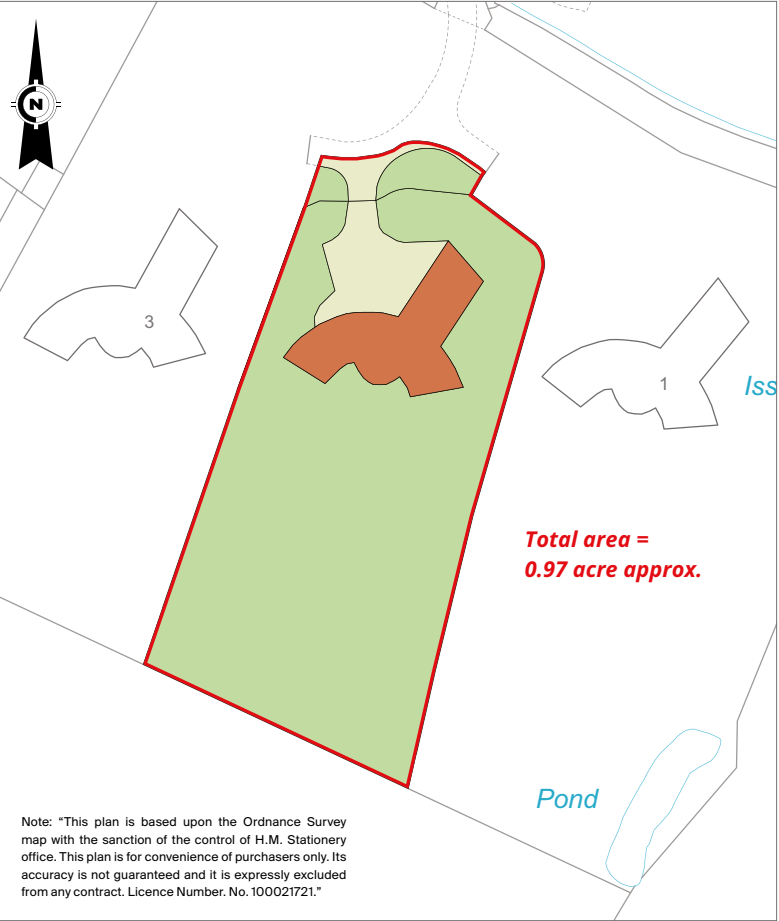
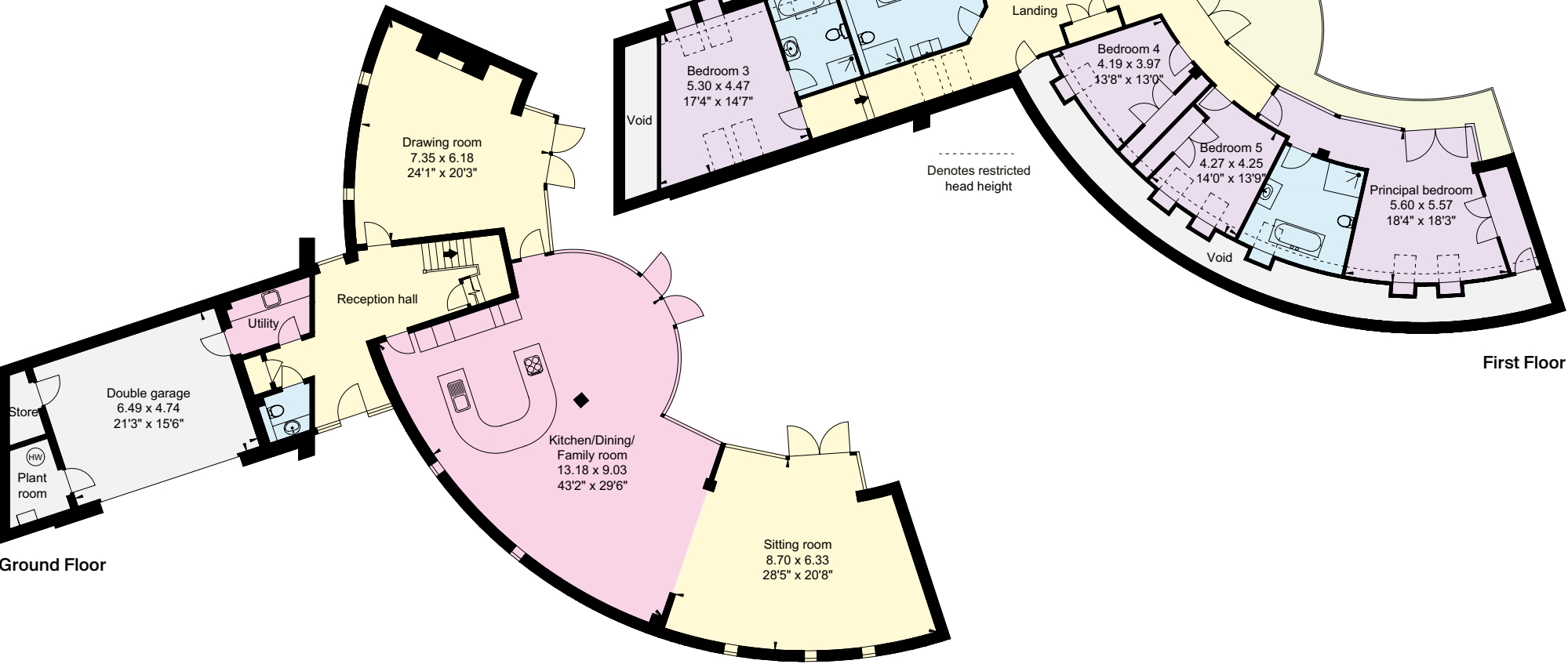
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
House: 382 sq m (4,113 sq ft)
Garage/Plant room/Store: 38 sq m (410 sq ft)
Balcony: 33 sq m (355 sq ft) inc. restricted
head height exc. void

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.



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Date: 28 April 2025
Our reference: STR120203

2 Arden Glade, Kington Lane, Claverdon, Warwick, CV35 8PP

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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