



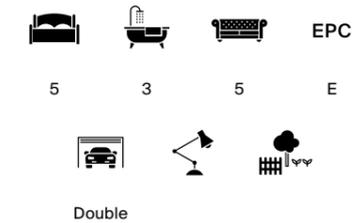
## CLINTON HOUSE

Old Warwick Road, Rowington, Warwickshire



## AN IMPRESSIVE PERIOD HOUSE

With spacious accommodation, attractive mature gardens,  
double garage and home office.



**Distances:** M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles  
Warwick 11 miles, Birmingham City centre 12 miles, Stratford-upon-Avon 12 miles  
(All distances are approximate)

Local Authority: Warwick District Council

Council Tax band: H

Tenure: Freehold

## SITUATION

Set in the heart of Warwickshire, Rowington offers the perfect blend of tranquil countryside living and excellent transport links with easy access to the villages of Lapworth, Dorridge, and Knowle. Rowington is a charming village surrounded by picturesque rolling hills, providing plenty of opportunities for outdoor activities such as walking, cycling, and horse riding.

Despite its peaceful, rural setting, Rowington enjoys easy access to nearby towns like Solihull, Warwick, and Stratford-upon-Avon, as well as major routes like the M40 and M42 for quick connections to Birmingham and London. The house is within walking distance of Lapworth station for commuter services to Birmingham. Additionally, the vibrant town of Solihull, historic Henley-in-Arden, and the cultural hubs of Warwick and Stratford-upon-Avon are all within easy reach.

Families will appreciate the wide range of top-tier educational options nearby, with renowned state, grammar, and private schools in close proximity. These include Solihull School, King Edward VI School in Birmingham, as well as highly regarded boys and girls public schools in Warwick and Stratford, The Croft Prep School, Arnold Lodge Prep School, and Kingsley School for Girls in Leamington Spa.

With a strong sense of community, Rowington provides a welcoming and convenient lifestyle for families, professionals, and retirees alike.

## THE PROPERTY

Clinton House offers a well-thought-out, spacious layout, perfect for family living. The house is accessed through a welcoming entrance hall, with a spacious dining room and sitting room on either side. Both reception rooms are generously sized, featuring charming fireplaces and large bay windows that flood the rooms with natural light.





The ground floor is further enhanced by a bright, dual-aspect drawing room with bifold doors opening to the rear gardens and a striking spiral staircase leading up to an activities/cinema room. The well-equipped kitchen/breakfast room has double doors opening to the garden, while a useful study, utility room, and cloakroom complete the ground floor layout.

On the first floor, the principal bedroom includes an en suite shower room, along with three additional double bedrooms, a family bathroom, and a separate WC. The second floor provides a double bedroom and shower room.

Clinton House is approached via a gated driveway, providing ample parking space for several cars and access to the double garage. Above the garage, a thoughtfully positioned office ensures that those working from home have a dedicated and quiet space.



Approximate Gross Internal Area  
 House: 323 sq m (3,478 sq ft)  
 Outbuilding: 71 sq m (765 sq ft)  
 Total: 394 sq m (4,243 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.

At the rear, the property features a spacious and beautifully maintained garden, predominantly laid to lawn with mature hedging along the boundaries and a variety of trees and herbaceous beds. A large patio area runs the full length of the house, offering an ideal space for entertaining while providing stunning views over the formal gardens.

## PROPERTY INFORMATION

**Services:** Mains water, electricity and oil-fired central heating.

**What3Words:** ///woodstove.brochure.having

**Viewing:** By prior appointment only with the agents.



I would be delighted  
to tell you more.

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Date: 09 April 2025  
Our reference: STR012419563

## Clinton House, Old Warwick Road, Rowington, Warwick, CV35 7BT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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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