



HERCULES FARM

Claverdon, Warwickshire



A SUBSTANTIAL GRADE II LISTED HOME

With a range of outbuildings and land totalling in all about 25.37 acres.



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

The highly sought-after village of Claverdon has a thriving community offering the perfect blend of village charm and excellent connectivity. Ideally positioned for easy access to the nearby towns of Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa, all of which boast a wide range of amenities and top-rated schools.

The village itself is vibrant and well-equipped, featuring a fantastic primary school, community store, doctor's surgery, tennis club, village hall, playing fields, a beautiful parish church, and several welcoming pubs. Claverdon is also conveniently located for access to major road networks, with both national rail and motorway connections close by, as well as Birmingham International Airport.





For those with a love of golf and leisure, the renowned Ardencote Country Club is located on the edge of the village, offering an 18-hole golf course and a wealth of leisure facilities. Additional golf courses can be found nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

Claverdon is fantastic location for both peaceful village living and easy access to urban conveniences.

THE PROPERTY

Hercules Farm is a charming and characterful family home, offering spacious living throughout. A welcoming and generous reception hall provides access to the ground-floor accommodation. These include a cosy sitting room with a fireplace which leads to an inviting triple-aspect, oak-framed dining room, offering wonderful views over the rear gardens. Additional reception space includes a drawing room, a versatile dual-aspect library, and a large dual-aspect family room, ensuring plenty of space for family living and entertaining. Completing the ground floor accommodation is a traditional farmhouse kitchen/breakfast room with stone flooring and an AGA. There is also an office, ideal for home workers.





There are two staircases providing access to the first floor. The main staircase from the reception hall leads to a superb principal bedroom suite with a walk in dressing room and an en suite shower room. Bedroom two has an en suite bathroom with a bath and a separate shower. A further staircase from the drawing room leads to two further good sized bedrooms and a family bathroom, providing ample accommodation for a growing family.

Outside, Hercules Farm truly stands apart. It features a gated driveway that leads to ample parking and grants access to an extensive range of outbuildings. These include several storerooms, large barns, stabling, and a well-equipped workshop. With over 5,000 sqft of outbuildings, the property offers fantastic potential for a variety of uses. In addition, there is also a separate games room and utility area adjacent to the main house.

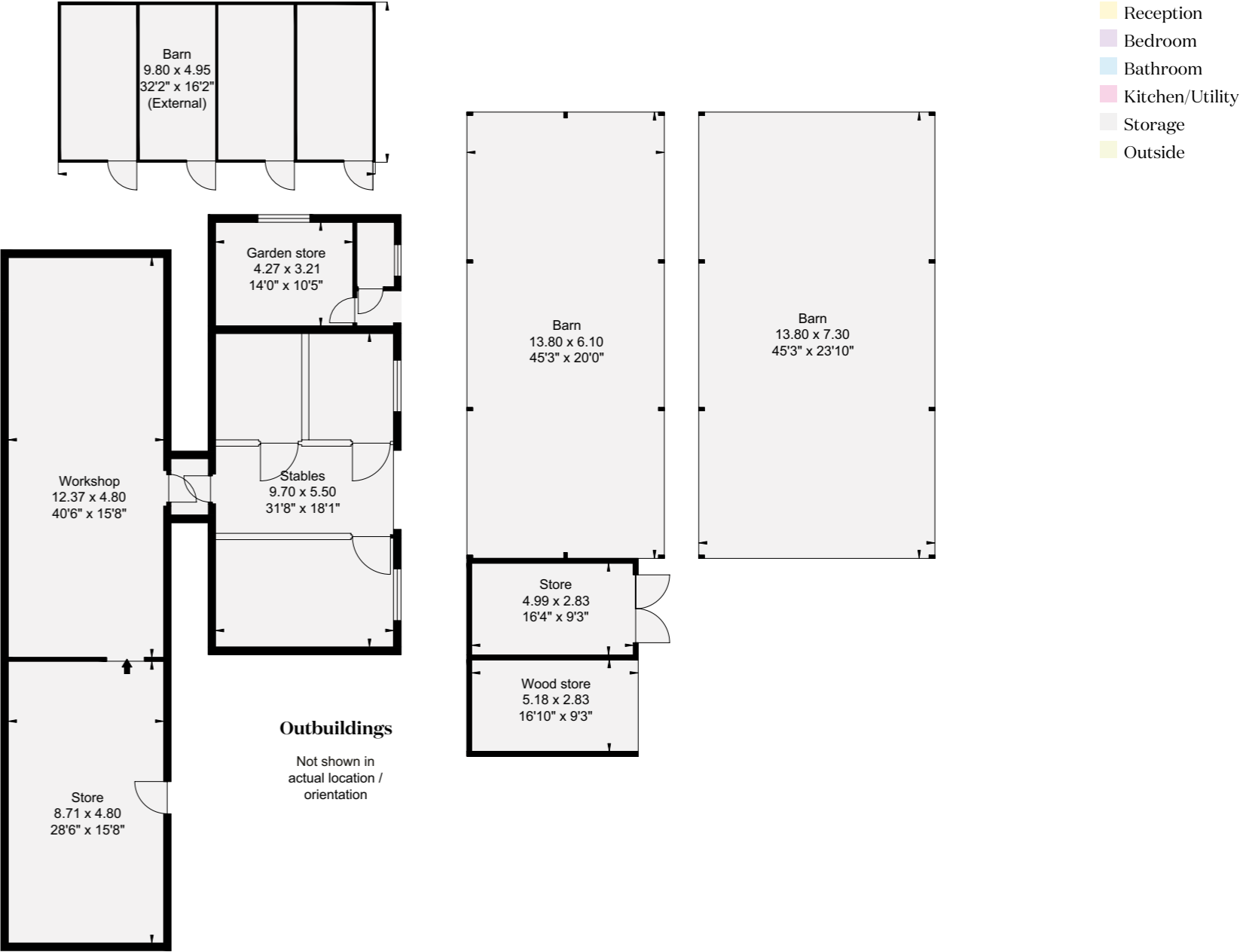


Approximate Gross Internal Area = House: 426 sq m (4,586 sq ft)
Outbuildings: 517 sq m (5,565 sq ft)
Total: 943 sq m (10,151 sq ft) inc. restricted head height

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.



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The extensive formal gardens are primarily laid to lawn. They include a vegetable garden, a variety of mature trees, herbaceous borders, and a perfectly positioned patio area that allows for uninterrupted views over the gardens and the paddock land beyond.

Beyond the formal gardens, separated by post-and-rail fencing, lie several paddocks, bringing Hercules Farm's total acreage to approximately 25 acres. This makes the property ideal for those with an equestrian interest.

PROPERTY INFORMATION

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

What3Words: ///polices.creamed.known

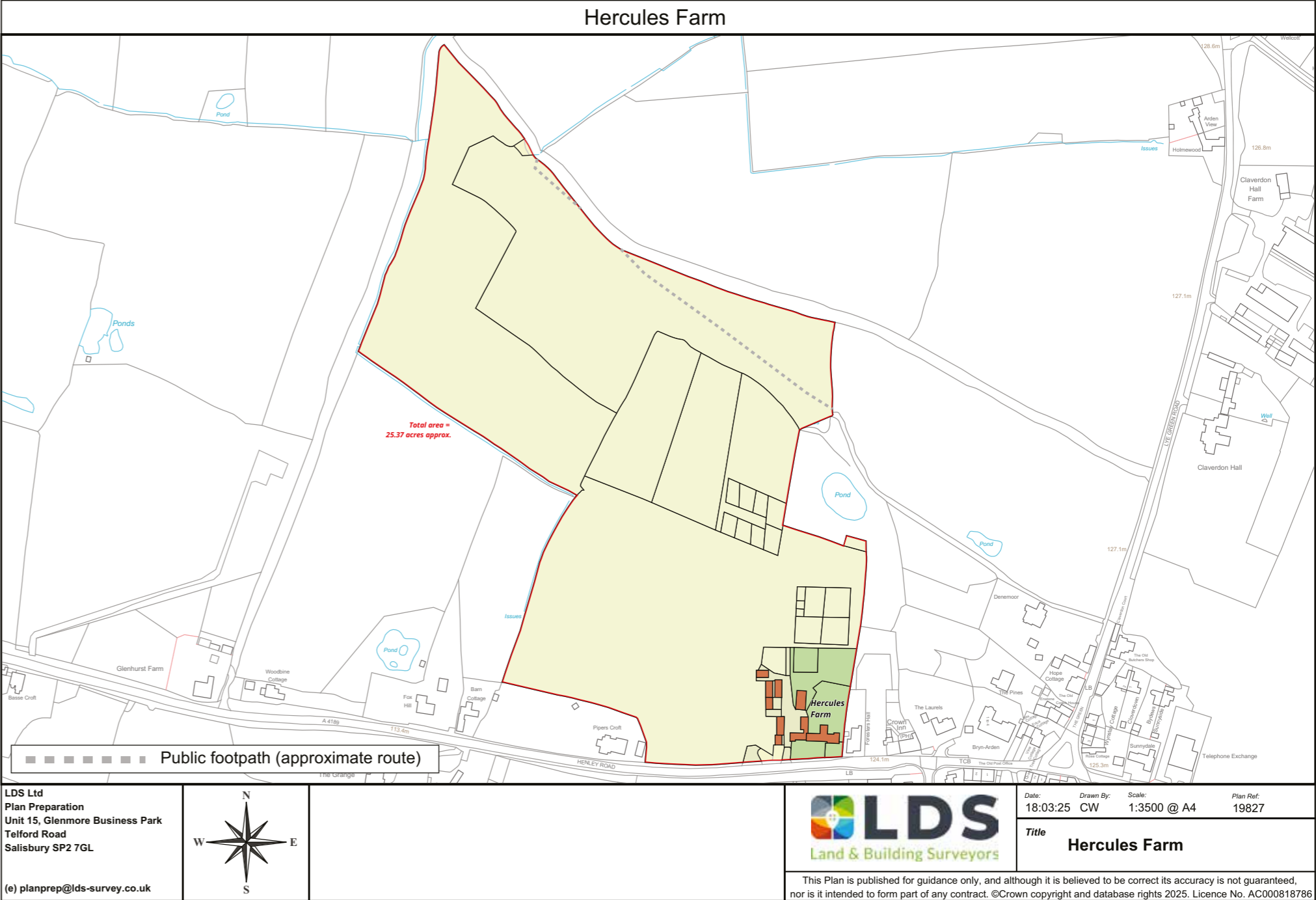
Tenure: Freehold

Local Authority: Stratford-on- Avon District Council: 01789 267575

Council Tax: Band G

Viewing: By prior appointment only with the agents.





I would be delighted
to tell you more.

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Date: 28 April 2025
Our reference: STR012335816

Hercules Farm, Henley Road, Claverdon, Warwick, CV35 8LJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,795,000.

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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