



## CLEARWELL HOUSE, WHITLEY HILL

Henley-in-Arden, Warwickshire






# A BEAUTIFULLY PRESENTED HOME WITH SPACIOUS ACCOMMODATION.

Ideal for family living in a sought-after location with expansive mature gardens for added privacy and tranquillity.

Henley-in-Arden 1 mile, Warwick Parkway Station 7 miles (trains to London Marylebone from 90 minutes), M40 (J15) 8 miles, Warwick 8 miles, Birmingham International Airport 15 miles, Birmingham city centre 16 miles (distances and time approximate).

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Local Authority: Stratford-on-Avon District Council.  
Council Tax band: G  
Services: Mains water and electricity. Private drainage. Oil fired central heating. Solar hot water.  
Tenure: Freehold





## SITUATION

Clearwell House is situated on the edge of Henley-in-Arden and close to the village of Claverdon, offering the perfect blend of peaceful countryside living and convenient town access. Henley-in-Arden, a historic medieval market town, is home to a variety of shops, restaurants, public houses, and recreational facilities, including a fine parish church. The town has two primary schools and a choice of excellent state and private schools nearby, as well as top grammar schools in Stratford-upon-Avon.

Well-connected for commuters, Henley-in-Arden is just 8 miles from the M40 (J15), 7 miles from Warwick Parkway Station with direct trains to London Marylebone, and 15 miles from Birmingham International Airport. The area is also well-served by a local commuter train to Birmingham.







## THE PROPERTY

This wonderful home exudes warmth and sophistication from the moment one steps through the entrance hall. Every inch of this home has been thoughtfully designed to combine practicality with beautiful features, making it an ideal setting for family life. The triple-aspect drawing room offers a refined space for relaxation, while the dining room is ideal for family meals and entertaining guests. The heart of the home is the open-plan kitchen, dining, and living area — a beautiful and versatile space perfect for cooking, dining, or simply relaxing. With stunning views over the rear gardens, this expansive area serves as the perfect setting for every occasion. There is also a dedicated office, ideal for remote work or study, along with a generously sized utility room, a cloakroom, and a fantastic games room with doors opening to the rear gardens, offering endless opportunities for entertainment. The first floor features a luxurious principal bedroom suite, a peaceful retreat with fitted wardrobes, a feature rolltop bath ideally located to provide views across the gardens and an en suite shower room. There are four additional bedrooms to accommodate family and guests, a family bathroom and a separate shower room, ensuring ample space for all.











## GARDENS AND GROUNDS

Clearwell House offers an exceptional outdoor space. Its beautiful, expansive, and well-stocked rear gardens feature a stunning array of mature herbaceous borders, specimen trees, a thriving fruit orchard, and meticulously planted beds, creating a peaceful retreat for all seasons.

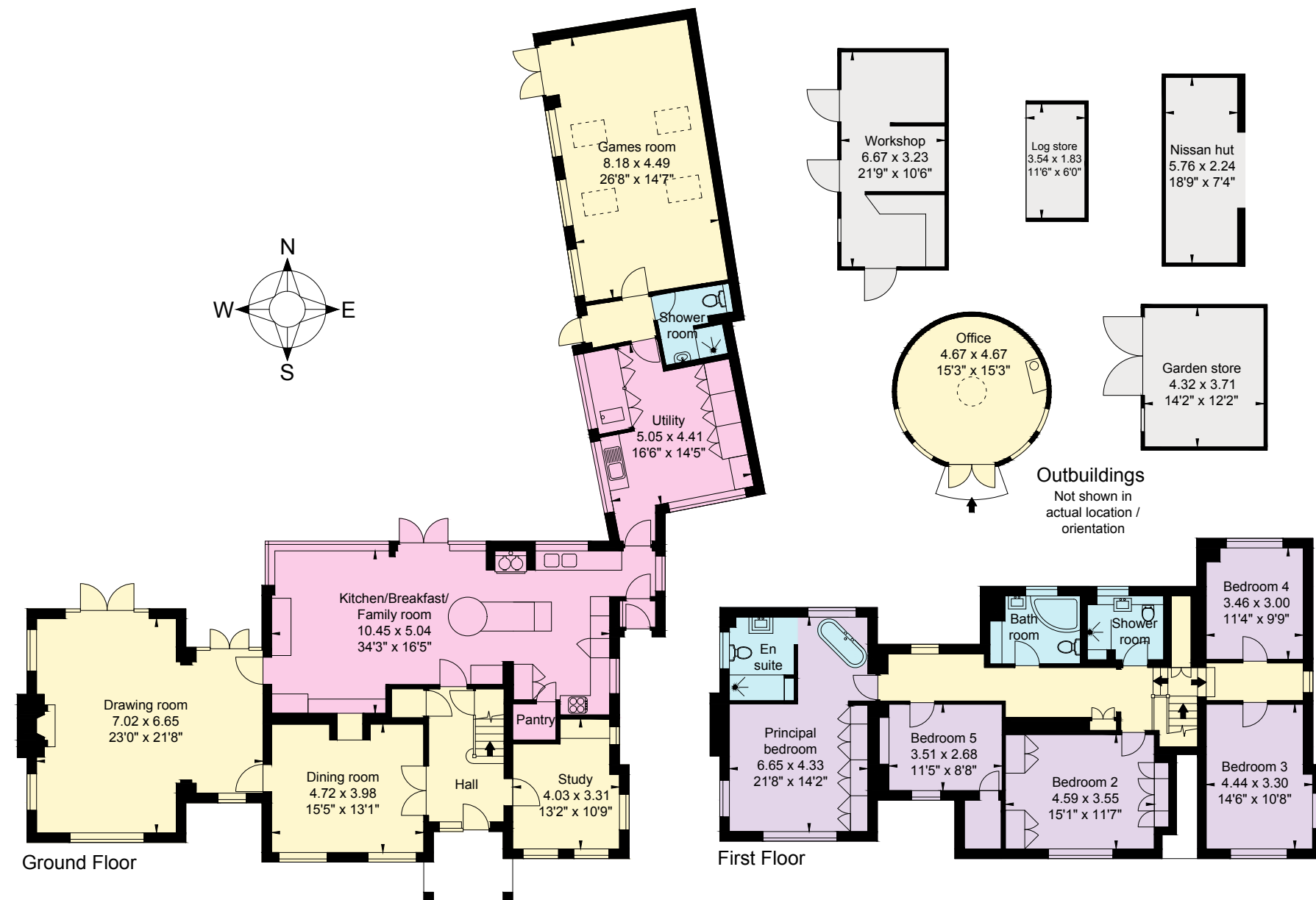
The wooden circular office provides an ideal space for work, creativity, or quiet reflection. Additionally, a range of versatile outbuildings offers further potential for storage, hobbies, or other uses. Planning permission (now lapsed) has previously been granted for the creation of a triple garage, adding further scope and flexibility.











Approximate Gross Internal Area  
House = 331 sq m / 3563 sq ft  
Outbuildings = 75 sq m / 808 sq ft  
Total = 406 sq m / 4371 sq ft

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. (ID767266)





We would be delighted  
to tell you more.

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Date: 15 May 2025  
Our reference: STR180334

## Clearwell House, Whitley Hill, Henley-in-Arden, B95 5DL

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

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.3 Sep 24