



ESSEX HOUSE

Lye Green, Claverdon, Warwickshire



CONTEMPORARY COMFORT IN CLAVERDON

Designed for modern living yet full of warmth and character, this spacious property has an enviable garden backing onto open countryside.

		
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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

Lye Green is a picturesque hamlet nestled within the civil parish of Claverdon. Claverdon is a thriving and highly desirable village, ideally positioned for easy access to Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa – all offering a comprehensive range of amenities, shopping, dining, and excellent schooling options.

This vibrant village features a strong sense of community and a host of local facilities, including a well-regarded primary school, community store, doctor’s surgery, tennis club, village hall, playing fields, a charming parish church, and traditional public houses.

For those who enjoy leisure and fitness, the renowned Ardencote Country Club is located on the edge of the village, offering golf and a full range of leisure and spa facilities. Additional golf courses are nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

Claverdon also benefits from excellent transport links, with nearby access to national rail services, motorway networks, and Birmingham International Airport, making it an ideal location for commuters and families alike.

THE PROPERTY

Situated on the edge of a sought-after village, this substantial home offers well-balanced and stylish living spaces, ideal for modern family life. The property has been fully renovated and is ready to move in to.

The ground floor features a welcoming entrance hall, a bright drawing room with a bay window and a feature fireplace and a substantial study is ideal for home-workers and has double doors opening on to the rear garden. A cosy sitting room with a dual-sided log burner adds warmth and character, while the well-appointed kitchen/breakfast room is a true focal point of the home, with a central island, breakfast bar, and a comprehensive range of fitted units and integrated appliances. A useful utility room and a cloakroom complete the ground floor accommodation.





To the first floor, the property has a generous principal bedroom suite, four further bedrooms, and two modern bathrooms, including one en suite, providing excellent accommodation for family and guests alike. Bedroom five could also be used as a further home office if required.



Outside, the property has a driveway providing private parking for two cars.

The gardens are impressive and larger than anticipated. They are predominantly laid to lawn and beautifully complemented by well-established herbaceous borders. A perfectly positioned patio offers an ideal spot to relax and take in the stunning views over the rolling countryside beyond. This thoughtfully designed garden clearly caters well for family living and outdoor enjoyment.

PROPERTY INFORMATION

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

What3Words: ///saying.skid.expressed

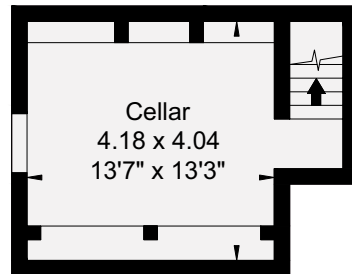
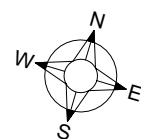
Tenure: Freehold

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

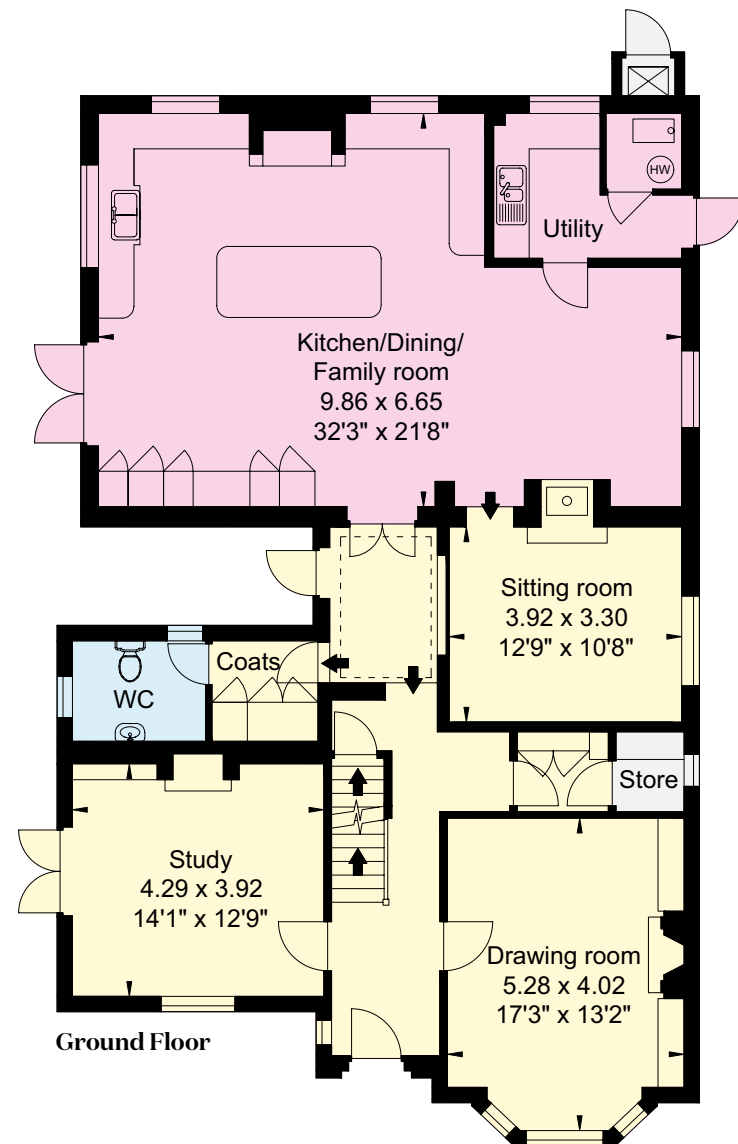
Council Tax: Band G

Viewing: By prior appointment only with the agents.

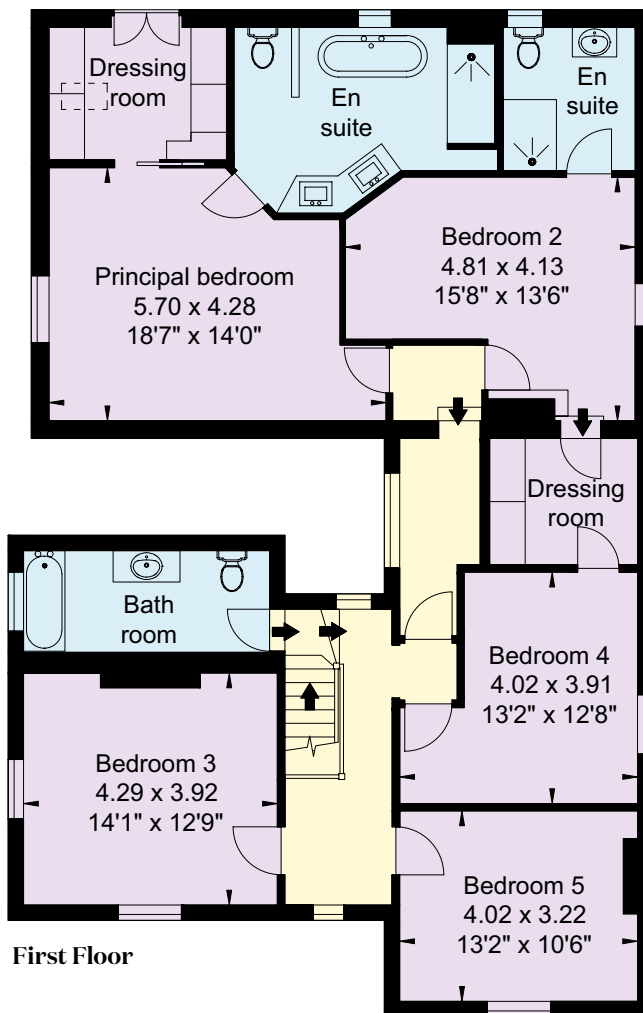




Cellar



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
313 sq m (3,370 sq ft) 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.



I would be delighted
to tell you more.

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Date: 14 July 2025
Our reference: STR012542451

Essex House, Lye Green, Claverdon, Warwick, CV35 8HL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

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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