



CLAVERDON HALL

Claverdon, Warwickshire



A STUNNING GRADE II LISTED FAMILY HOME OFFERING IMMENSE POTENTIAL.

Set within 3 acres of beautiful gardens, complete
with a tennis court and breathtaking views.

			
6	3	5	
			
Double			3.22 acres

Local Authority: Stratford on Avon District Council 01789 267575
Council Tax band: H
Tenure: Freehold



SITUATION

The highly sought-after village of Claverdon offers a vibrant community, ideally located for easy access to nearby towns such as Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa, all of which boast a variety of amenities and excellent schooling options. The village itself is home to an active community featuring a well-regarded primary school, a local store, a doctor's surgery, a tennis club, a village hall, playing fields, a historic parish church, and welcoming public houses. Convenient transport links, including national rail and motorway networks, are just a short distance away, as is Birmingham International Airport. The Ardencote Country Club, located on the edge of the village, offers golf and a wide range of leisure facilities, with additional golf courses available nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

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)



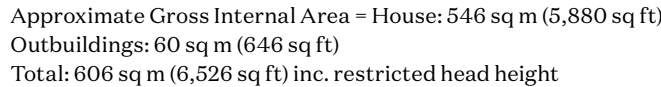
CLAVERDON HALL

This beautifully preserved family home offers the perfect fusion of character and modern living situated in a peaceful setting, this delightful property provides generous space for both family life and entertaining.

The main house features five spacious reception rooms, each with its own unique character, ideal for hosting guests or enjoying intimate family moments. These include a formal drawing room, sitting room, family room, and a superb home office. The well-appointed kitchen, complete with a pantry, leads into breakfast room with double doors opening to the patio and garden beyond.

Upstairs, the first floor has a luxurious principal bedroom suite with a dressing room and en suite bathroom, along with five additional bedrooms, a family bathroom, and a shower room.





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.





GARDENS AND GROUNDS

Accessed through a gated courtyard, the property offers ample parking. This magnificent property is set within three acres of beautifully landscaped grounds, offering both privacy and functionality. The formal gardens are meticulously maintained, providing a tranquil oasis of mature trees, vibrant flowerbeds, and neatly manicured lawns—perfect for outdoor entertaining or peaceful relaxation.

For those who enjoy recreational activities, the grounds boast a tennis court, allowing for active leisure right at home. Whether hosting family gatherings or simply enjoying a quiet afternoon, the expansive grounds offer an ideal setting for both work and play.



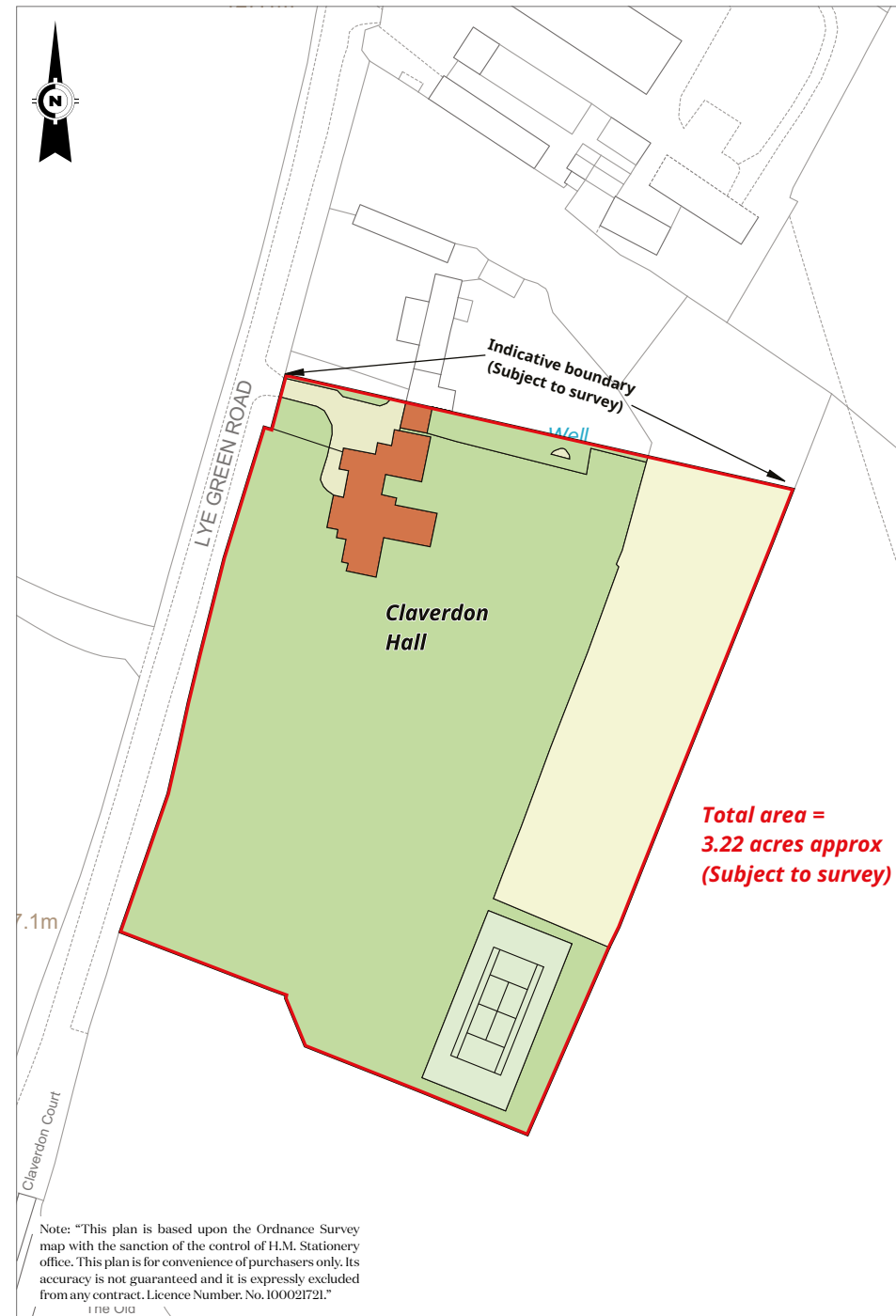


PROPERTY INFORMATION

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

What3Words: ///aquatic.captions.cleansed

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

Will Ward-Jones

01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated xxxxxx 20XX. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 01 September 2025
Our reference: STR100140

Claverdon Hall, Lye Green, Claverdon, Warwick, CV35 8HJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,895,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24