



The Old Vicarage
Church Road | Claverdon | Warwick | Warwickshire | CV35 8PD

THE OLD VICARAGE



An exceedingly rare opportunity to acquire a substantial and exquisitely presented Georgian Country Home. The Old Vicarage has been entirely remodelled by the current owners and offers traditional Georgian features combined with a stunning contemporary finish. Situated in the highly sought-after village of Claverdon, the property boasts a generously landscaped garden with captivating countryside views.



KEY FEATURES

The accommodation is versatile, comprising seven bedrooms, four bathrooms, and expansive living areas on the ground floor of the main house. The total living space exceeds 5,000 square feet, complemented by an additional 2,000 square feet of outbuildings, potentially open to further development, subject to planning consent. Set on approximately 3/4 of an acre, the property provides side parking and a commodious garage.

Accommodation Summary

Ground Floor

Upon entering, you are welcomed into a luminous and airy reception hallway, flowing into the study adorned with a decorative fireplace. On the opposite side of the hallway, a splendid drawing room awaits, featuring two floor-to-ceiling windows.

Adjacent to the drawing room, an equally impressive library beckons, boasting an open fireplace and two floor-to-ceiling windows offering views over the beautifully landscaped garden.

At the end of the hallway, before entering the exceptional open plan kitchen diner and beyond lies the fabulous boot/utility room, replete with benches and ample space for coats and footwear. Additionally, a WC and provision for a washing machine and tumble dryer are present. There is also a door to the rear from the utility room/rear corridor.

The striking open-plan kitchen/dining area, complete with a spacious central island, showcases Quartz worktops and custom-built base and wall cabinets. Fitted appliances, including a Rangemaster oven and a Quooker tap, adorn the space. A charming window seat adds to the allure, the room seamlessly unfolds into the family/living room with bi-folding doors leading to the garden.



















First Floor

This level accommodates seven bedrooms, each accessed from the main staircase. The principal bedroom features an exquisite en-suite bathroom with dual sinks. The remaining bedrooms are impressively proportioned, with one benefiting from an en-suite shower room, and another presently utilized as a dressing room. Two family bathrooms, elegantly finished, grace this floor, one featuring a freestanding bath.











Outbuildings

The property encompasses around 2,000 square feet of outbuildings. Subject to appropriate planning consents, these spaces hold the potential for supplementary family accommodation or even generating rental income.

Exterior

A sweeping driveway meanders towards the side of the property and garage/outbuildings. The beautifully landscaped garden envelops the residence. A predominantly lawned front garden, adorned with specimen trees and charming borders, provides an idyllic setting to unwind and relish panoramic views of the splendid countryside. An elegant patio area, accessed through bi-fold doors from the family living room, is perfect for alfresco dining and entertaining.





LOCATION

Claverdon is a beautiful and highly regarded Warwickshire village, superbly located for the nearby towns of Warwick, Leamington Spa, Henley-in-Arden and Stratford-upon-Avon all of which offer a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church and public houses. The national rail and motorway networks are also close by as is Birmingham International Airport. The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a range full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, Stratford-upon-Avon and Leek Wootton Claverdon station 1 mile (trains to London, Warwick, Leamington Spa and Stratford-upon-Avon) 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 (distances and times approximate).





Services

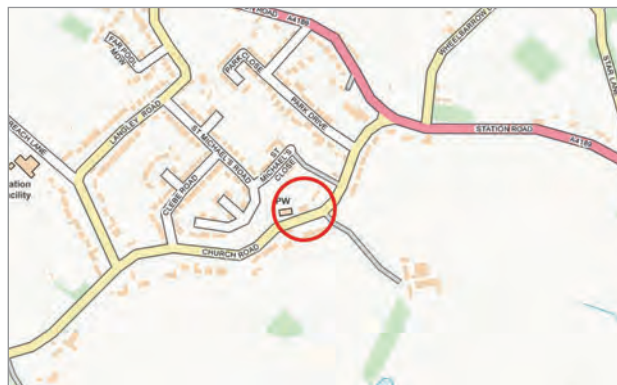
The property is understood to have mains water, electricity and sewage and an oil tank for the central heating in the garden.

Local Authority

Warwickshire District Council

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 WINE CELLAR: 230 sq ft, 21 m², GROUND FLOOR: 2646 sq ft, 246 m², FIRST FLOOR: 2240 sq ft, 208 m²
 ADDITIONAL AREAS: 1994 sq ft, 234 m².
 TOTAL OVERALL SPACE: 6788 sq ft, 709 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.10.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT PARTNER AGENT

Fine & Country Leamington Spa
07540 649103
james.pratt@fineandcountry.com

James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

