



Essex House  
Lye Green | Claverdon | Warwick | Warwickshire | CV35 8HL



# STEP INSIDE

## Essex House

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### Introduction Summary

This stunning Victorian-period family home boasts five spacious double bedrooms and has been thoughtfully extended and beautifully restored. It offers wonderful views of open countryside and features a generous garden.

### Ground Floor

On entering through the front door with canopy porch into the reception hallway, you are greeted by an attractively tiled floor and the original spindle balustrade staircase rising to the first floor.

Off the hall to the front of the home is a spacious sitting room, with bay window, cast iron open fireplace with marble hearth and storage built into the alcoves.

The second reception room to the front of the house benefits from French doors opening onto the sun terrace, wooden flooring and a fireplace with flagstone hearth and beam mantel.

Further down the hall is a butler's pantry and access to the cellar. There is a middle lobby with glazed roof and patio door to the garden and also a cloakroom with tiled floor and storage.

Double doors from the middle lobby give access to the fabulous family kitchen breakfast room. With tiled floor and underfloor heating throughout, French doors to the garden and bespoke shaker style kitchen; this really is a great place to entertain family and friends.

There is a central island with granite worktops and beech worktops complement the rest of the units incorporating: a Belfast sink and Rangemaster Elan electric double oven with induction hob housed in an exposed brick-built chimney breast with beam. Integrated appliances include: a Smeg dishwasher, Bosch wine cooler and Rangemaster American style fridge/freezer.

The utility room has further storage cupboards with space and plumbing for a washing machine and dryer and has a side door onto the courtyard.

Accessed from the dining area in the kitchen is a cosy snug with a double-sided wood burning stove.

### Lower Ground Floor

The lower ground floor houses a cellar which is currently used for storage.













### First Floor

At the top of the stairs on the left is the family bathroom with tiled floor, underfloor heating, towel rail and a bath with shower over. From the landing to the front of the home there are two generous double bedrooms with views overlooking the village green. Two further double bedrooms, one with ensuite shower, have a Jack and Jill central dressing room/ playroom.

The master bedroom suite to the rear of the home is a wonderful room with a walk in dressing room featuring French doors and a Juliet balcony with views of the open countryside. It has a fabulous tiled ensuite with freestanding roll top bath, large walk-in shower and twin hand basins with vanity unit storage.







## Outside

Facing the village green to the fore and set back from the road behind a mature hedgerow. A picket gate opens to give access to the garden path up to the front door. With lawn and flowerbeds to the front of the house, a picket fence and gate lead through to the garden to the side. Being mainly laid to lawn with established shrubs, trees and open views over fields to the rear. There is a large sun terrace which runs the length of the house which is perfect for al fresco dining or entertaining whilst enjoying to views over open countryside.

A driveway on the other side of the property gives ample parking with a pathway leading from the side of the house to the front entrance.







# LOCATION

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Situated between the villages of Claverdon and Shrewley, both having a post office store and close to the market town of Henley in Arden, which offers a wide range of amenities including, boutique shops, public houses, restaurants and schooling for both primary and secondary education.

There is also excellent private schooling available in nearby Warwick, Leamington Spa and Solihull. There is good access to the Midlands motorway network with the M40 (J15) M42, M1 and M6, also Birmingham International Airport. A convenient rail link to London Marylebone is easily picked up at Warwick Parkway station.

There is a nearby country club hotel which has a golf course, gym, swimming pool plus spa, squash and tennis courts.







### Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water and drainage, and has oil fired central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FTTC - Superfast Broadband Speed is available in the area, with predicted highest available download speed 44 Mbps and highest available upload speed 8Mbps.

Tenure - Freehold

Directions - Postcode: CV35 8HL / what3words: ///zaps.lee.opera

From the village of Claverdon turn onto the Lye Green Road heading towards Shrewley. The house is located on the left hand side of the road facing the village green, highlighted by a Fine and Country board.

Local Authority: Stratford-upon-avon

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

### Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

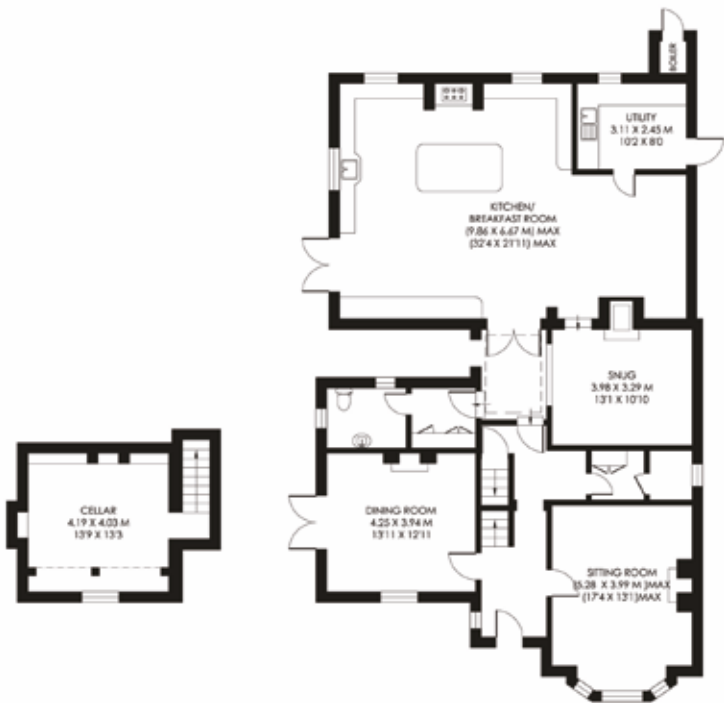
### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



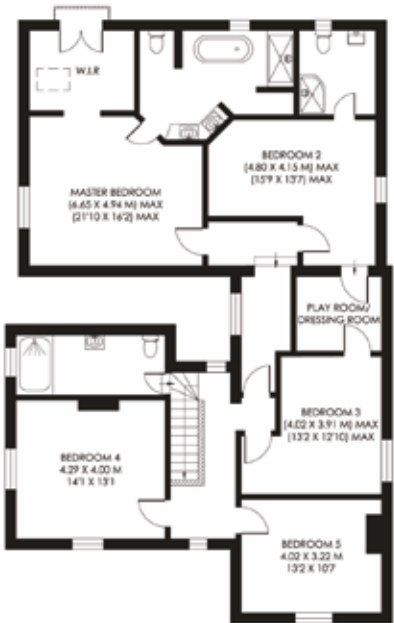


ESSEX HOUSE, LYE GREEN,  
WARWICK, CV35 8HL



CELLAR

GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN HOUSE : 3355 SQ FT  
TOTAL AREA : 3355 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed







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