



Pinley House
Pinley Green | Claverdon | Warwick | Warwickshire | CV35 8LX

STEP INSIDE

Pinley House

This beautiful four double bedroom country home has four large reception rooms, a spacious modern kitchen and is bursting with period features. Set within mature gardens and surrounded by open countryside this home must be seen to be appreciated.

Accommodation Overview

This substantial four double-bedroomed country home has four large reception rooms, a spacious modern kitchen and is bursting with period features - all set within a large mature garden and surrounded by open countryside.

Ground Floor

Entered through an original Victorian panelled front door with large leadlight windows; the large hallway has tiled original Minton flooring, high ceilings and ornate archways which give a glimpse of the period features which continue throughout the home.

Three spacious reception rooms occupy the front of the house with the sitting-room to the right of the hallway, featuring dual aspect windows, parquet wooden flooring, a high ceiling with cornicing and a wood-burning stove.

To the left of the entrance is the large dining-room featuring a bay window, high ceiling with cornicing, picture rails, high skirting, an original Baxi marble open fireplace and wooden flooring. The third reception room is again of a generous size, currently used as a home office and benefits from large dual aspects windows, wooden flooring and patio doors opening out onto the side garden.

The rear of the ground floor houses the large modern country-style kitchen, family dining room, utility room and downstairs w/c. The spacious kitchen enjoys windows looking out on the garden, tiled flooring, breakfast bar, Belfast sink and a Harvey Jones fitted kitchen with plenty of storage. The kitchen also benefits from both an electric Aga stove in the main kitchen and a separate induction hob and electric fan oven in the utility room which is conveniently located through the archway to the side of the kitchen and provides space for a double-door fridge freezer.

To the left of the kitchen is the large family / dining room with underfloor heating that is flooded with light from the large roof lantern, floor-to-ceiling picture windows and patio doors providing additional flexible living accommodation for modern family living.









First Floor

A large landing on the first floor leads to four double bedrooms and a family bathroom. The main bedroom benefits from wooden flooring, high ceilings with cornicing, ornate ceiling rose, built-in wardrobes and a modern ensuite with large walk-in shower, wooden flooring and exposed wooden beam.

The second and third bedrooms also boast similar period features to that of the main bedroom; the generous-sized second bedroom is carpeted, and the third bedroom benefits from wooden flooring and a decorative fireplace.

The fourth bedroom and the family bathroom are to the rear. The fourth bedroom benefits from wooden flooring and two large windows overlooking the garden.

The spacious family bathroom with large sash windows overlooking the garden benefits from a large wet room-style shower and separate bath.





Lower Ground floor

The house has a large cellar that is not currently used but could be converted.

Attic

A substantial attic is currently used for storage. The roof was extensively refurbished in 2024; the clay scalloped tiles on front and side elevations were completely replaced at the time.

Outside – A beautifully-maintained large garden wraps around the house and is mainly laid to lawn with mature trees and shrub borders carefully planted to ensure a good degree of privacy.

A large patio area at the back of the house wraps around the side and a hedged pathway leads to a gravelled area with four raised beds, one of which is currently used as a herb garden. A double garage at the end of the garden provides versatile space which could be used as a workshop or additional storage.

The large gravel driveway at the front of the property provides ample space for several vehicles and benefits from an electric car charge-point.





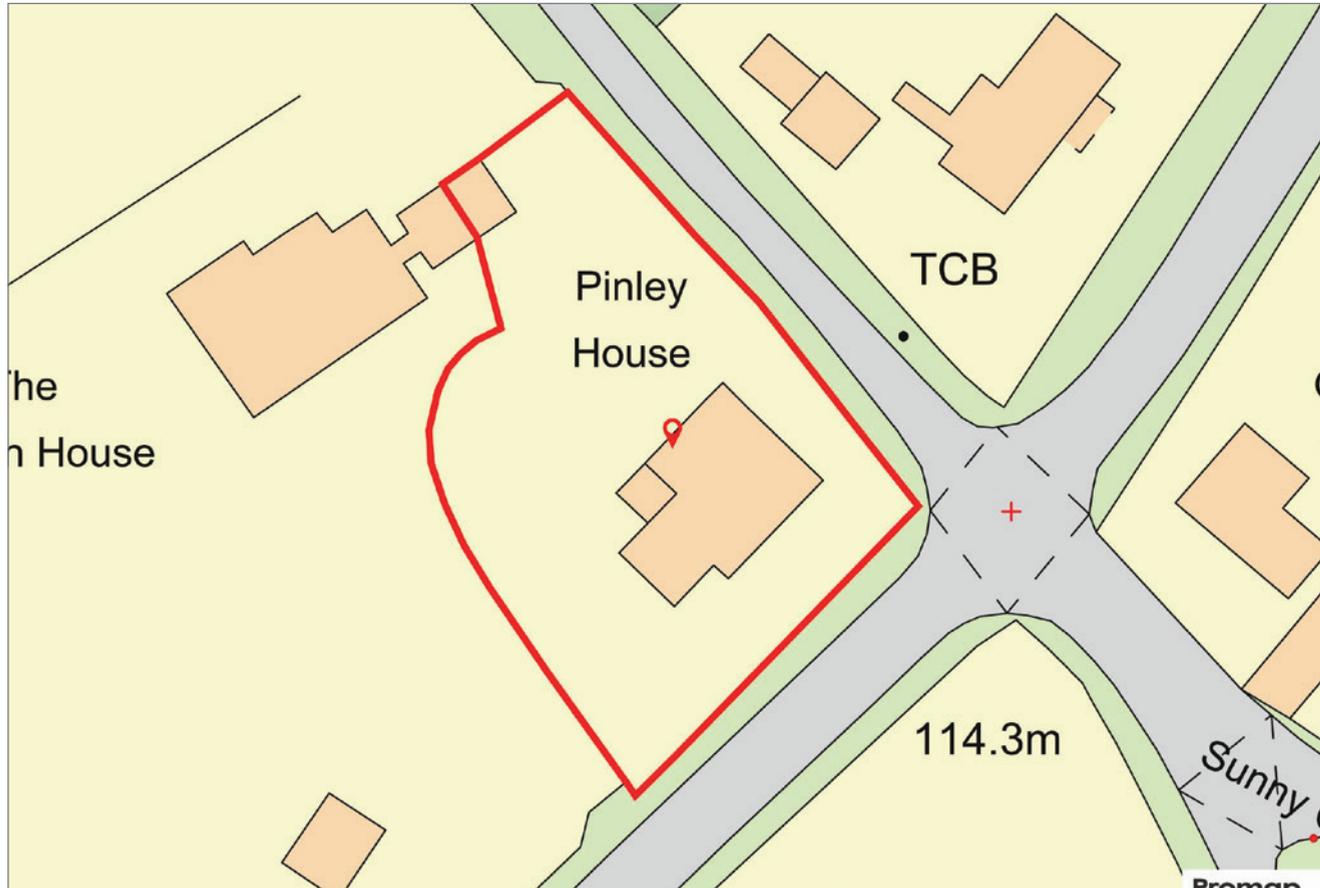
LOCATION

Pinley Green is situated between the villages of Claverdon and Shrewley and is 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 a nearby country club hotel which has a golf course, gym, swimming pool plus spa, squash and tennis courts.

There is excellent private and grammar schooling available in nearby Warwick, Solihull, Stratford-Upon Avon and Leamington Spa. The local school buses stop just outside the house.

There is good access to the Midlands motorway network and to Birmingham International Airport. A convenient rail link to London Marylebone is easily picked up at Warwick Parkway station and an alternative fast train into Euston can be accessed from Coventry.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity and water. The property has oil fired central heating and drainage is via a sewage treatment plant shared with a neighbouring property.

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 80Mbps and highest available upload speed 20 Mbps.

Tenure - Freehold

Directions

Postcode: CV35 8LX / what3words: ///articulated.fronted.scratches

Local Authority: Warwick

Council Tax Band: G

Viewing Arrangements

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

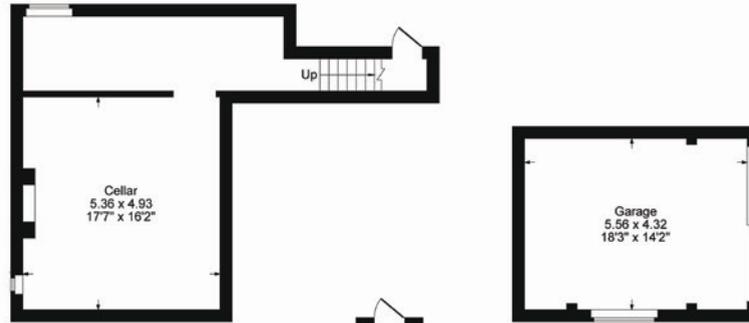
Website

For more information visit <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





Approximate Gross Internal Area
 Lower Ground Floor = 42.34 sq m / 456 sq ft
 Ground Floor = 165.43 sq m / 1781 sq ft
 First Floor = 117.76 sq m / 1268 sq ft
 Garage = 24.01 sq m / 259 sq ft
 Total Area = 349.54 sq m / 3764 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



PRS Property Redress Scheme



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 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 01.04.2025

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