

The background of the entire page is a photograph of Lynton House, a large, two-story Tudor-style house with a red-tiled roof and white timber-framing. The house is surrounded by a well-manicured lawn and mature trees, including a large tree with autumn-colored foliage on the right. A stone staircase leads up to the house from the left. The sky is blue with scattered white clouds.

LYNTON HOUSE

Queens Drive, Rowington, Warwick, Warwickshire



AN EXCEPTIONAL COUNTRY RESIDENCE

of the highest calibre, with beautiful presentation throughout and uncompromising attention to detail. This remarkable family home offers an outstanding combination of luxury, practicality and elegant living.



Local Authority: Warwick District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Lynton House is beautifully positioned within easy reach of the varied amenities offered by Lapworth and Warwick. The property benefits from excellent transport links, being close to the M40 and M42 motorways, providing access to the Midlands motorway network, the NEC, Birmingham International Airport, and routes to Oxford and London. Nearby towns of Solihull, Henley-in-Arden, Warwick, and Stratford-upon-Avon are all easily accessible. The area has a superb selection of schools, including state, grammar, and independent options. These include Warwick and King's High Schools, Solihull Boys' and Girls' Schools, King Edward VI School in Birmingham, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School, and Kingsley School for Girls in Leamington Spa. Golf enthusiasts will appreciate the proximity to courses such as Copt Heath Golf Club in Knowle and the renowned Belfry Hotel and Golf Resort, just 15 miles away.









THE PROPERTY

Lynton House is an exceptional country residence, beautifully presented throughout and finished to an exacting standard. Combining luxury, practicality and elegant design, this outstanding family home offers superb living and entertaining space.

The welcoming reception hall leads to a magnificent triple-aspect drawing room, while the heart of the home is the stunning open-plan kitchen, dining and family room, complemented by a garden room overlooking the landscaped grounds. Additional features include a pantry, utility room, home office, gym and steam room.

The luxurious principal suite boasts a dressing room and elegant en-suite, while four further double bedrooms each benefit from their own bathroom. A separate staircase leads to an impressive cinema and entertainment room with bar, balcony and far-reaching countryside views.

Set within beautiful grounds, Lynton House is a truly remarkable home, offering exceptional accommodation, outstanding craftsmanship and an enviable lifestyle setting.







GARDENS AND GROUNDS

Set within approximately 3.84 acres, Lynton House is approached via a gated driveway, creating an immediate sense of privacy and exclusivity, with ample parking, a triple garage and carport. Beautifully landscaped formal gardens surround the property, featuring mature trees, colourful borders and expansive lawns, all designed to complement the home's elegant setting.

A particular highlight is the picturesque pond with decked seating area, perfectly positioned to enjoy the stunning southerly views, while a hot tub provides the ideal place to relax and unwind. Beyond the formal gardens, a useful paddock further enhances the lifestyle appeal of this exceptional country residence.







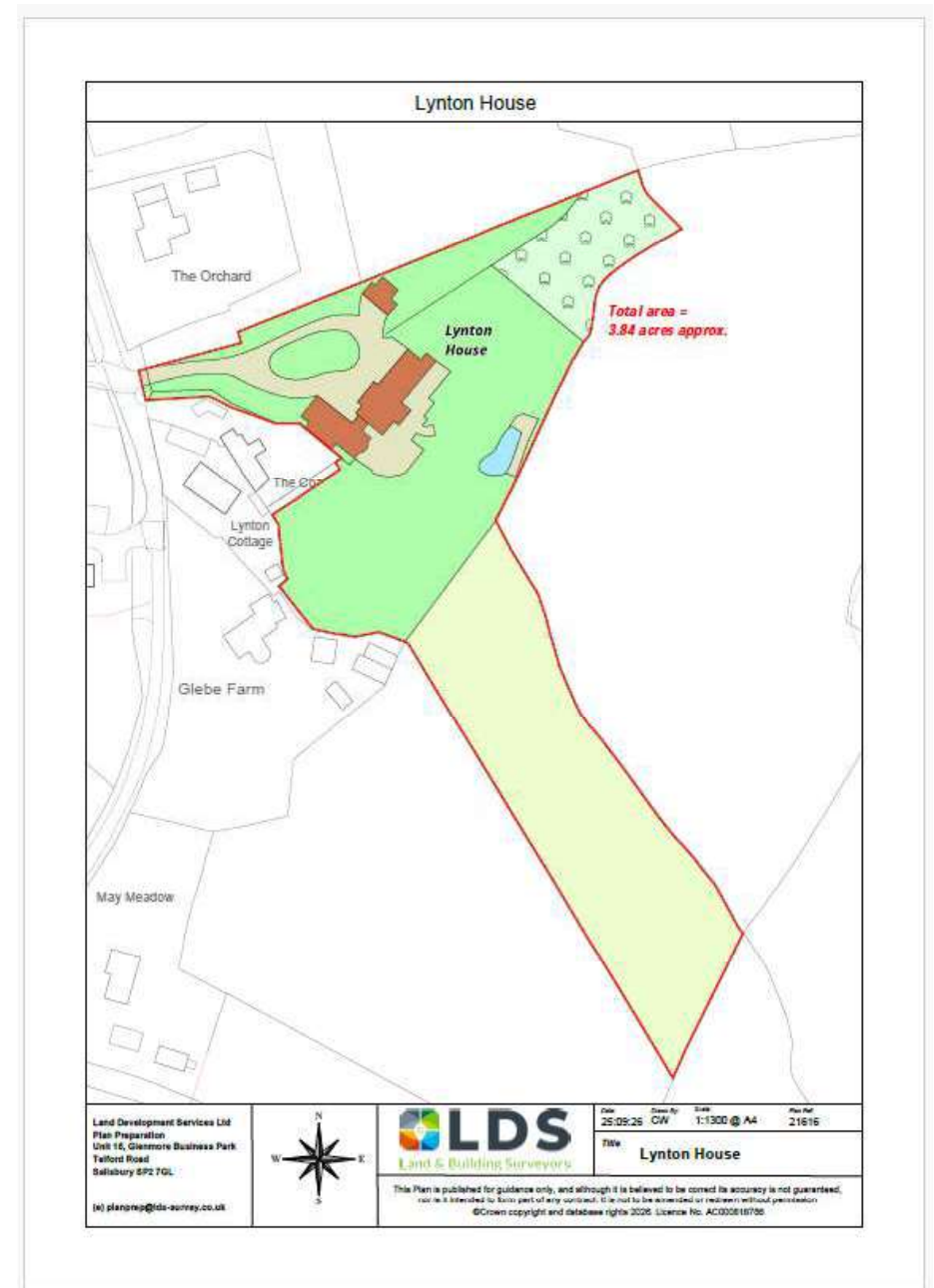
Services

Mains water, electricity, LPG for gas fires and Oil fired central heating, pumped system to mains drainage. Solar.

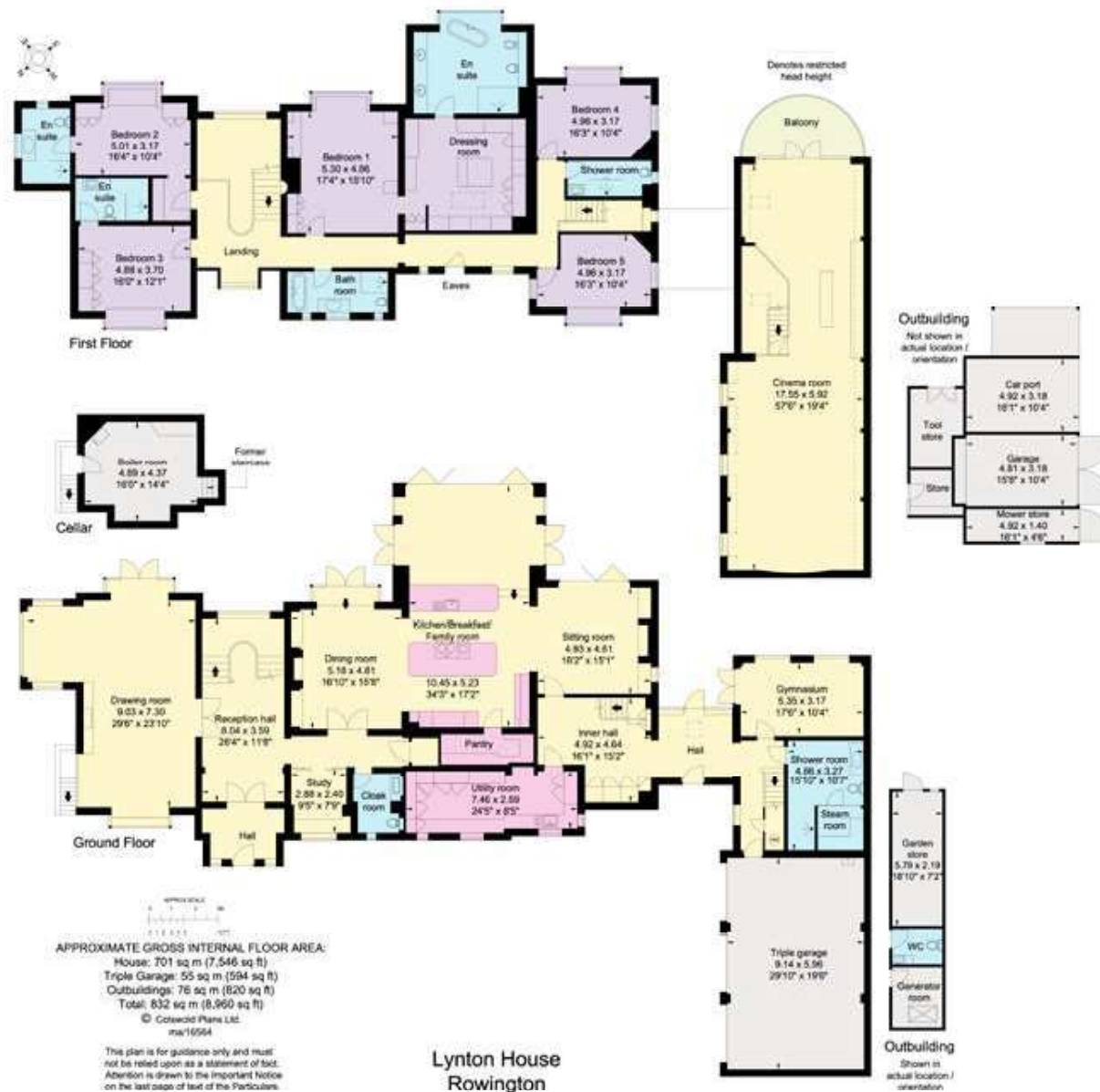
CV35 7DA

What Three Words:

///roughest.birds.slicing







(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft



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Date: 25 September 2026
Our reference: STR012076279

Lynton House, Queens Drive, Rowington, Warwick, CV35 7DA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £6,000,000.

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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We'd love to help you.

Yours faithfully

KNIGHT FRANK LLP

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