








WILLOW TREE HOUSE

Claverdon, Warwickshire



AN IMPRESSIVE CONTEMPORARY FAMILY HOME

A substantial modern family home, offering exceptional space for living and entertaining within a highly sought-after village location.

			EPC
5	5	3	C
			

Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Willow Tree House is situated on the edge of Claverdon, an attractive village surrounded by rolling Warwickshire countryside. The village offers a primary school, community store, parish church, public houses and the nearby Ardencote Country Club with full leisure facilities. Claverdon is well located for motorway access, and the popular market town of Henley-in-Arden, just 3 miles away, provides a good range of shops and amenities, including doctors' and veterinary surgeries, pubs, restaurants and a primary school. Stratford-upon-Avon, renowned for its theatres and Shakespearean heritage, along with Warwick and Leamington Spa, are easily accessible. The area benefits from an excellent selection of state, private and grammar schools, including King's High School for Girls, Warwick School for Boys, Stratford Grammar School for Girls and King Edward's School for Boys. Golf courses nearby include the Ardencote Country Club, Stratford-upon-Avon and Leek Wootton.





THE PROPERTY

Upon entering, a welcoming entrance hall immediately sets the scene for the impressive accommodation beyond. The superb sitting room extends to almost 32 feet, creating a stylish yet comfortable space ideal for both everyday living and formal entertaining. The ground floor also benefits from a well-equipped cinema room, perfect for family movie nights.

At the heart of the home is the outstanding open-plan kitchen, dining and sitting room, forming the hub of this exceptional property. This beautifully designed space incorporates a high-quality kitchen, a generous dining area and relaxed seating, ideally suited to modern family life and social gatherings. Further ground floor accommodation includes a home office, utility room and cloakroom, all thoughtfully arranged for everyday practicality.

The first floor is equally impressive, highlighted by the principal bedroom suite, which features a dedicated dressing area and stylish en suite bathroom. There are four additional spacious double bedrooms, each with its own en suite, making this an ideal home for families and visiting guests alike.





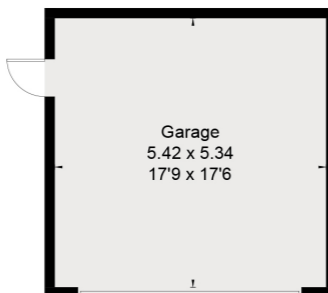
Externally, the property is further enhanced by a detached double garage, while the rear garden is of an excellent size, predominantly laid to lawn and offering a private and attractive outdoor space ideal for relaxation and family enjoyment.

Services

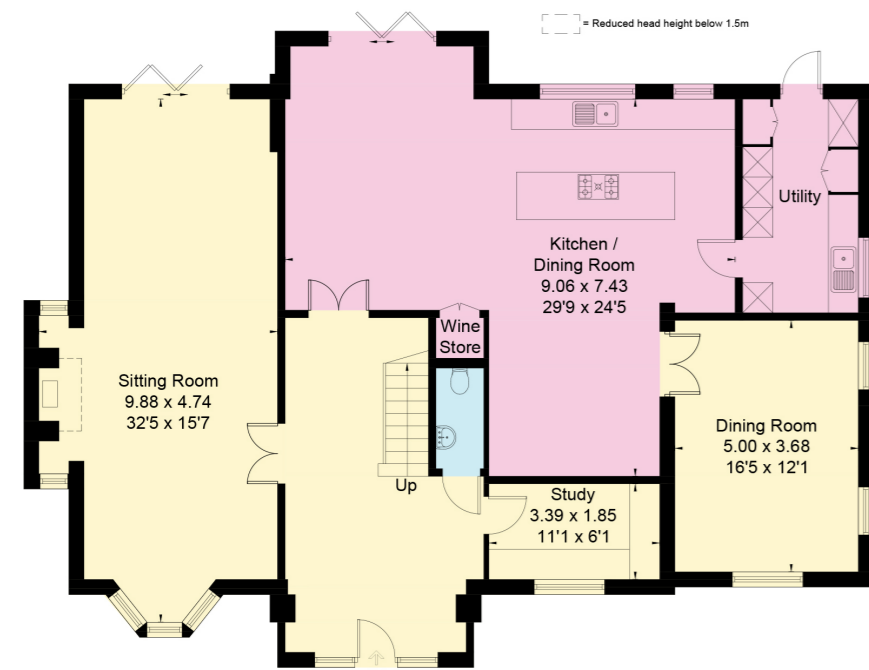
Mains electricity and water are connected. Oil-fired central heating. Private drainage. Fibre broadband. There is a service charge of £100 per month that the eight properties share in the gated community for landscaping, security gates, communal lighting, and septic tank .

What three words: ///eclipses.shelter.shudders

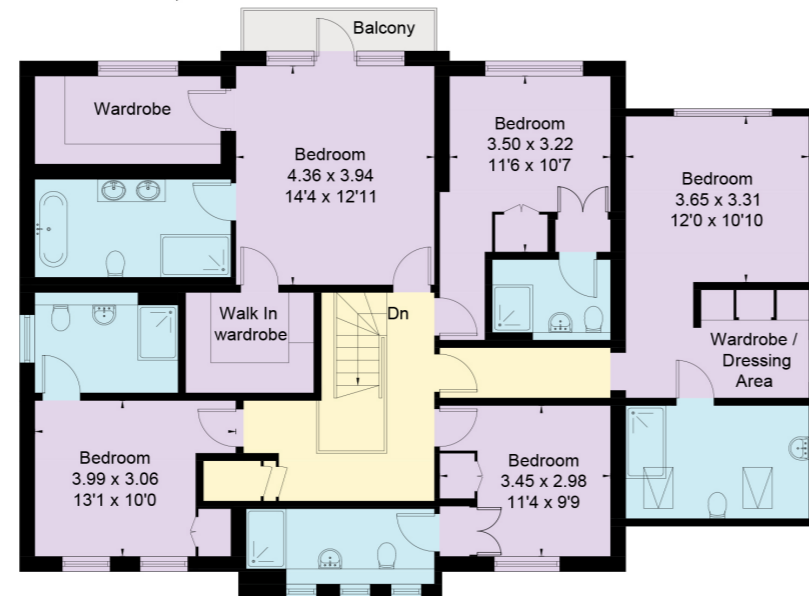
Approximate Floor Area = 304.3 sq m / 3275 sq ft
 Garage = 28.9 sq m / 311 sq ft
 Total = 333.2 sq m / 3586 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106105

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. (ID767266)

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Date: 29 April 2026
Our reference: STR012637834

10 Kington Rise, Claverdon, Warwick, CV35 8PN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

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