



PINLEY HOUSE

Pinley Green, Claverdon, Warwickshire



A BEAUTIFULLY PRESENTED VICTORIAN RESIDENCE

Blending period character with generous family living and mature
gardens in this sought-after location

			EPC
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Local Authority: Warwick District Council
Council Tax band: G
Tenure: Freehold
Services: Mains water and electricity are connected. Oil fired central heating. Shared private drainage
Whatthreewords: ///winds.inquest.finishing



LOCATION

Pinley Green is a charming rural hamlet that enjoys the best of Warwickshire countryside living. Surrounded by rolling farmland and scenic walks, it offers a wonderful sense of peace and privacy while remaining within easy reach of Warwick, Stratford-upon-Avon and Henley-in-Arden. The combination of beautiful surroundings, excellent local amenities and strong transport links makes it an appealing location for a range of buyers.

Nearby Claverdon offers a range of local amenities including a primary school, community store and doctor's surgery. There is a school bus stop outside the house which serves the local secondary schools.

The area has excellent connectivity, with convenient access to rail services, the motorway network and Birmingham International Airport, making it ideally placed for both commuting and wider travel.





THE PROPERTY

A welcoming reception hall sets the tone for this elegant family home, featuring original Minton tiled flooring, high ceilings and decorative archways that reflect the property's period heritage. To the front of the house are three beautifully proportioned reception rooms, including a charming sitting room with a wood burning stove, a formal drawing room with bay window and marble fireplace, and a versatile playroom/home office with patio doors opening onto the gardens.

At the heart of the home is a Harvey Jones kitchen with a Belfast sink, breakfast bar, electric Aga and delightful views across the gardens. The kitchen flows seamlessly into a family and dining area, enhanced by underfloor heating, a striking roof lantern and large picture windows that flood the space with natural light. A practical utility room provides additional appliance space and everyday convenience.

The first floor has four generous double bedrooms, all retaining an abundance of period character, including high ceilings, feature fireplaces and wooden flooring. The principal suite benefits from fitted wardrobes and a stylish en suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

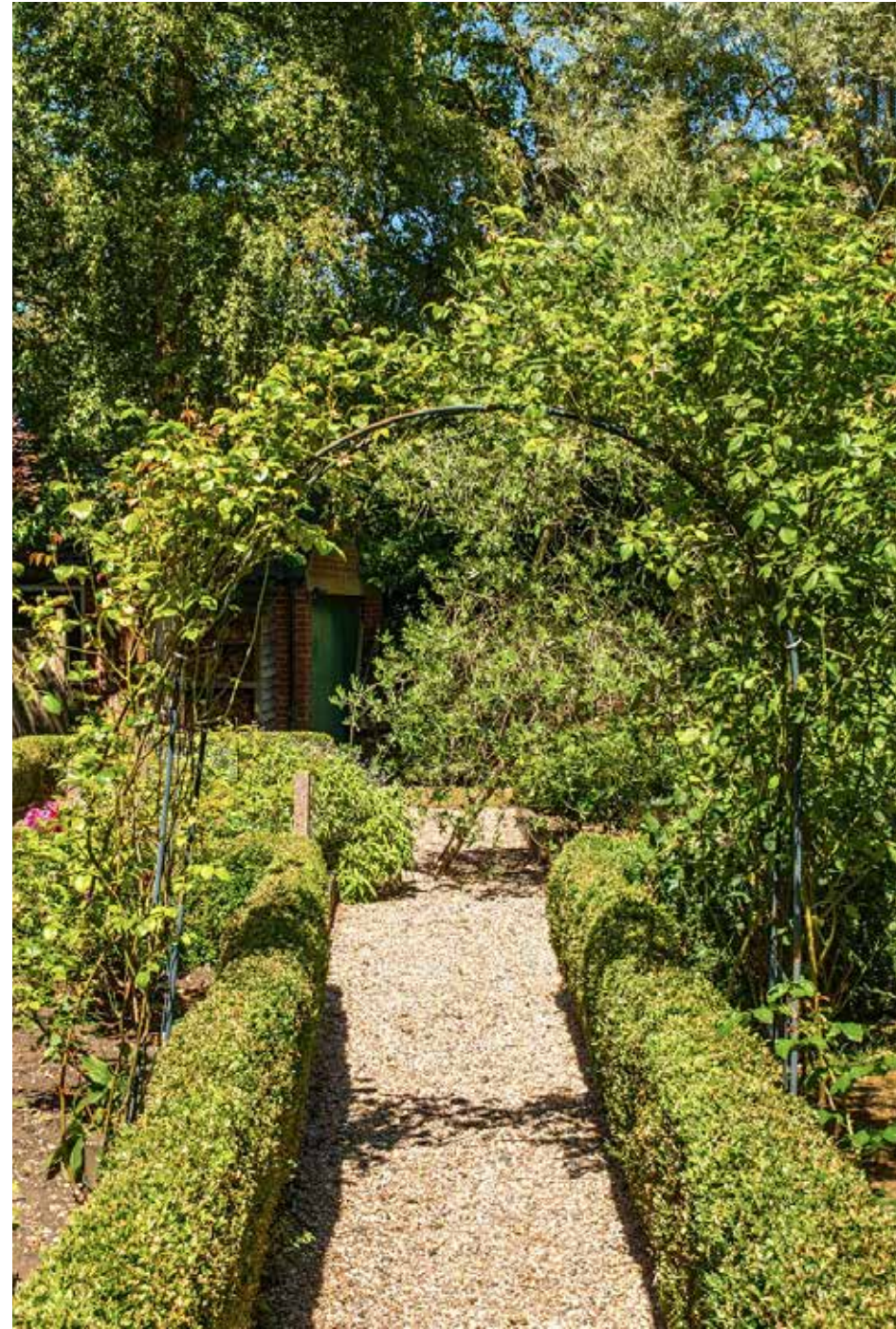




Further accommodation includes a substantial cellar and attic, with the attic providing useful storage space. The property benefits from a recently refurbished roof completed in 2024, featuring new clay tiles to the front and side elevations.

The attractive gardens wrap elegantly around the property, creating a wonderful setting for outdoor enjoyment and entertaining. Lawn expanses are complemented by mature borders, established planting and thoughtfully arranged raised beds, while a generous terrace provides the perfect space for al fresco dining and relaxation.

A detached double garage offers excellent storage and workshop potential, whilst the gravel driveway provides ample parking for several vehicles and includes an EV charging point.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Pinley House
Pinley Green

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)

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 333 sq m (3,584 sq ft) inc. Boiler room
Garage: 24 sq m (259 sq ft)
Total: 357 sq m (3,843 sq ft)
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Date: 04 September 2026
Our reference: STR012355404

Pinley House, Pinley Green, Claverdon, Warwick, CV35 8LX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,175,000.

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