



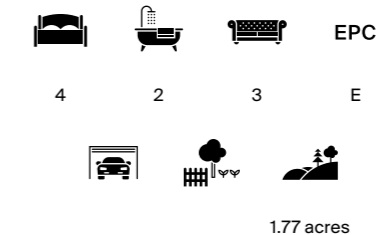
# CLINTON CROFT

Rowington, Warwickshire



## A RARE OPPORTUNITY OFFERING THE BEST OF RURAL LIFE

This charming property is quietly situated in a sought-after location, with mature gardens and grounds totalling 1.77 acres, yet within easy reach of major transport links and excellent schools.



**Distances:** Warwick 7 miles, M42 (J4) 8 miles, M40 (J15) 10 miles  
Birmingham International Airport and rail link 11 miles  
Birmingham City centre 12 miles, Stratford-upon-Avon 12 miles  
(All distances are approximate)



## SITUATION

Situated in a beautiful location close to all of the amenities Lapworth, Dorridge and Knowle have to offer. The property is within easy reach of the intersections with the M40 and M42, giving good access on to the Midlands motorway network and the NEC, Birmingham International Airport and rail link, and Warwick and Warwick Parkway rail link and the M40 to Oxford and London beyond. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all readily accessible.

There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa. There are a number of excellent golf courses nearby, including the Copt Heath Golf Club in Knowle and The Belfry Hotel is 15 miles away.



# THE PROPERTY

Clinton Croft is a truly beautiful home, set within a highly sought-after location.

From the moment you step through the front door, the tone is set for the charm that continues throughout. The delightful triple aspect drawing room, complete with a beautiful fireplace, provides a refined yet inviting space in which to relax or entertain. A further sitting room, again enjoying the warmth and character of its own fireplace, offers flexibility for family living or quiet retreat. Both rooms have doors opening to the mature rear garden.

The formal dining room enjoys attractive views over the gardens to the front, creating a perfect setting for entertaining. At the heart of the home lies a well-appointed dining kitchen with French doors opening to the rear garden. The ground floor is complemented further by a useful utility room and cloakroom to the ground floor.



Upstairs, the first-floor accommodation is equally impressive. The principal bedroom benefits from its own en suite, while three further well-proportioned bedrooms are served by a family bathroom and an additional cloakroom, ensuring comfort and convenience for both family and guests.



# GARDENS AND GROUNDS

Outside, Clinton Croft truly comes into its own, completely private and not overlooked on any part. A gated driveway provides ample parking for numerous vehicles and leads to the integral double garage. The formal gardens are thoughtfully designed with well-stocked herbaceous borders and mature shrub beds, creating an ever-changing display of colour and texture.

Beyond, the wider grounds offer a rare and highly desirable lifestyle opportunity. These include several paddock areas, a substantial vegetable garden and the former swimming pool. A variety of outbuildings, including a gardener's shed and outbuilding with electricity, sink, shower room and WC, further enhance the practicality and appeal of this exceptional home.

There can be no doubt that Clinton Croft is a very special property indeed—combining character, space and versatility in a setting that will appeal to the most discerning of buyers.





## PROPERTY INFORMATION

**Services:** Mains water and electricity are connected to the property.  
Private drainage. Oil-fired central heating.

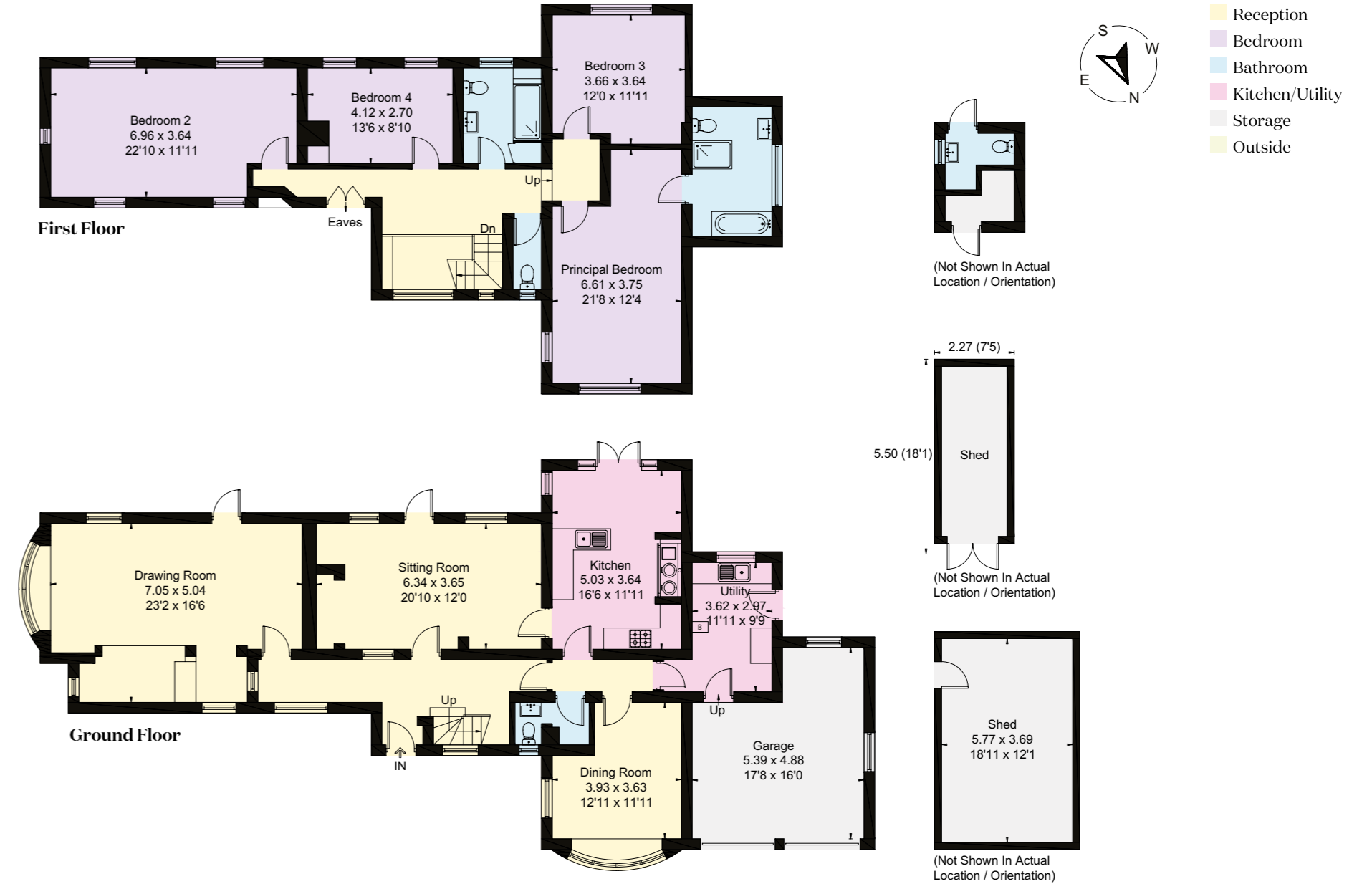
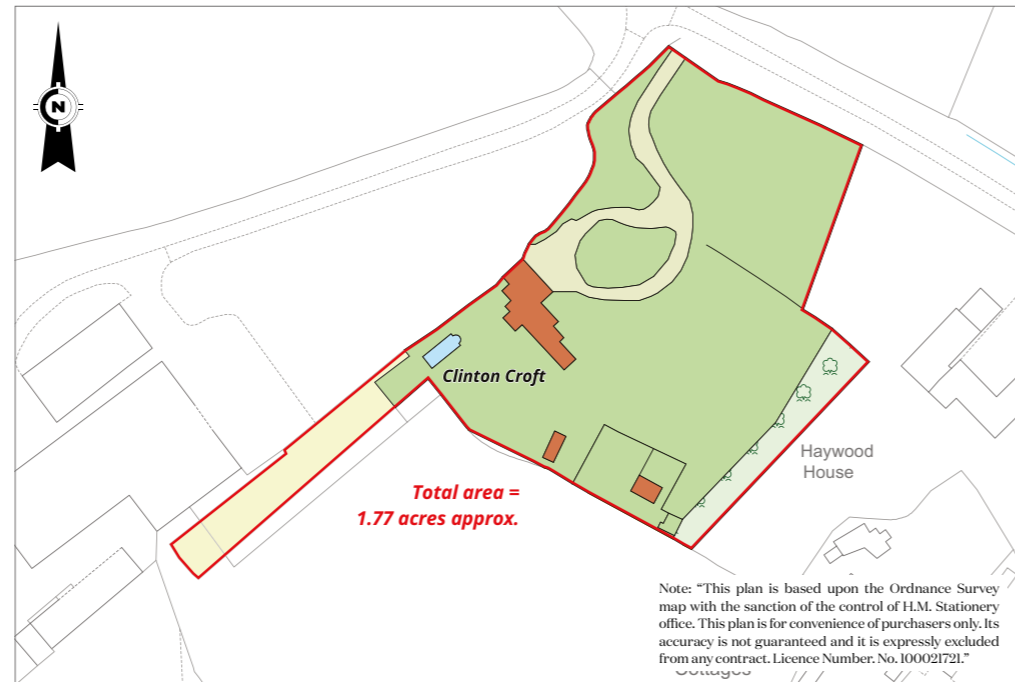
**What3Words:** ///guessing.estuaries.sprouts

**Tenure:** Freehold

**Local Authority:** Warwick District Council

**Council Tax Band:** H

**Viewing:** By prior appointment only with the agents.



Approximate Gross Internal Area = 259.8 sq m / 2796 sq ft  
 Outbuilding = 5 sq m / 54 sq ft  
 Total = 264.8 sq m / 2850 sq ft (Including Garage / Excluding Sheds)

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.

I would be delighted  
to tell you more.

**Will Ward-Jones**

01789 297735

[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 02 June 2026  
Our reference: STR012674664

## Clinton Croft, Rowington, Warwick, CV35 7DD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,450,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789206951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24