



Barnmoor House, Kington Lane
Claverdon, Warwickshire



Barnmoor House, Claverdon

Warwickshire

Barnmoor House is situated on the edge of Claverdon, an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, community store, fine parish church, public houses and the Ardencote Country Club nearby with full leisure facilities.

Claverdon is excellently located for access to the motorway network, and the attractive market town of Henley-in-Arden, 3 miles away, has a good range of shopping and recreational facilities, including doctor's and veterinary surgery, public houses, restaurants and a primary school. Stratford-upon-Avon, famed for its theatres and Shakespearean heritage, is readily accessible, as is Warwick and Leamington Spa.



Local authority: Stratford -on-Avon District Council

Council tax band: G

There is an excellent range of state, private and grammar schools in the area, including King's High School for Girls, Warwick School for Boys, Stratford Grammar School for Girls and King Edwards School for Boys.

The area has golf courses, including The Ardencote Country Club, and courses at Stratford upon Avon and Leek Wootton.

Henley-in-Arden 3 miles, Warwick 6 miles (Warwick Parkway Station trains to London Marylebone from 80 minutes and to Birmingham from 36 minutes), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles, Birmingham 20 miles (distances and times approximate).







The property

Barnmoor House is a superbly appointed and substantial detached family home in the heart of this excellent and well-regarded village. The property comprises an entrance hall, a beautiful dual-aspect drawing room with a fantastic fireplace, a delightful sitting room, a gym, and a useful home office. Special mention must, of course, go to the open plan kitchen/dining/sitting room. A stunning room with a vaulted ceiling and an 'In-toto' designed kitchen has a superb range of integrated appliances, ample space for a dining table and a delightful space for a snug area. This room will surely be the hub of this family home, and the benefit of bi-folding doors to the rear ensures this room is an excellent space for those wishing to entertain.

The first floor also comprises a stunning principal bedroom suite with an impressive bathroom and large dressing area, four further double bedrooms, two with en suite and an immaculate modern family bathroom.

Annexe

Adjoining and above the single garage is a duplex annexe having an open plan living space incorporating a kitchen, dining, and living area on the ground floor with two bedrooms and a bathroom on the first floor above. This annexe works perfectly for guest accommodation and is a natural ancillary accommodation to the house.

Outside

The property is approached via a gated driveway, which allows parking for plenty of cars and gives access to the garaging.

The rear garden is split into two levels. The first is a paved seating and entertaining area benefiting from the bi-folding doors throughout the back of the house, creating an idyllic area that lends itself exceptionally well for entertaining. Steps from the patio area lead to a sizeable lawned area bordered with mature low-level shrubs. This extremely private garden is shielded and benefits from surrounding mature trees.





A beautiful family home with ancillary accommodation in the heart of this sought-after village.





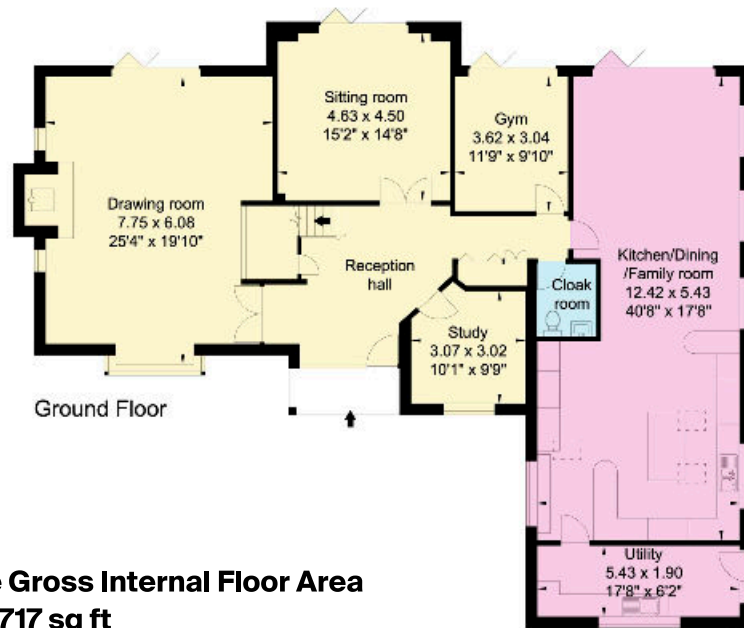
Services

Main electricity and drainage are connected to the property. Color gas.

Directions (CV35 8PP)

From the M40 (J15) take the A46 towards Stratford-upon-Avon. At the next island take the second exit onto the B4403 signposted to Henley-in-Arden. Continue along this road and at the T junction turn left onto the A4189 signposted to Claverdon. Continue along this road, past the railway station and into the village. Pass through the village and turn down the hill, taking the first turning on the left hand side into Kington Lane. Continue for a short distance and Barnmoor House will be found on the left hand side.



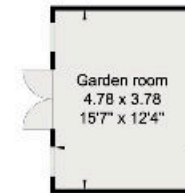


**Approximate Gross Internal Floor Area
438 sq m / 4,717 sq ft**

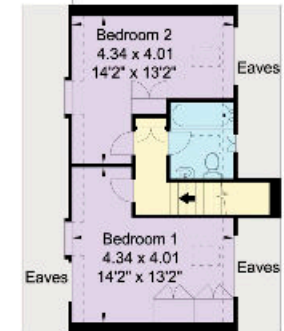
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor
Annexe**



Not shown in actual location / orientation



**First Floor
Annexe**

Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
Will Ward-Jones
01789 206951
william.ward-jones@knightfrank.com



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 October 2023. Photographs and videos dated October 2023.
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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 04 October 2023
Our reference: STR012378860

Barnmoor House, Kington Lane, Claverdon, Warwick, CV35 8PP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000

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. 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.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

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

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

V4.1 Mar 23