



Myton House, Claverdon, Warwickshire

 **Knight  
Frank**



A wonderful family home  
nestled in the heart of this  
sought-after village.

#### Distances

Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway Station (trains to London Marylebone from 69 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 (all distances and times are approximate).

#### Situation

Sought-after Claverdon is a thriving village that is ideally located for the nearby towns of Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa, all of which offer a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church and public houses. The national rail and motorway networks are also close by as is Birmingham International Airport.



Tenure  
Freehold

Local Authority  
Stratford-on-Avon District Council  
01789 267575

Council Tax  
Band F

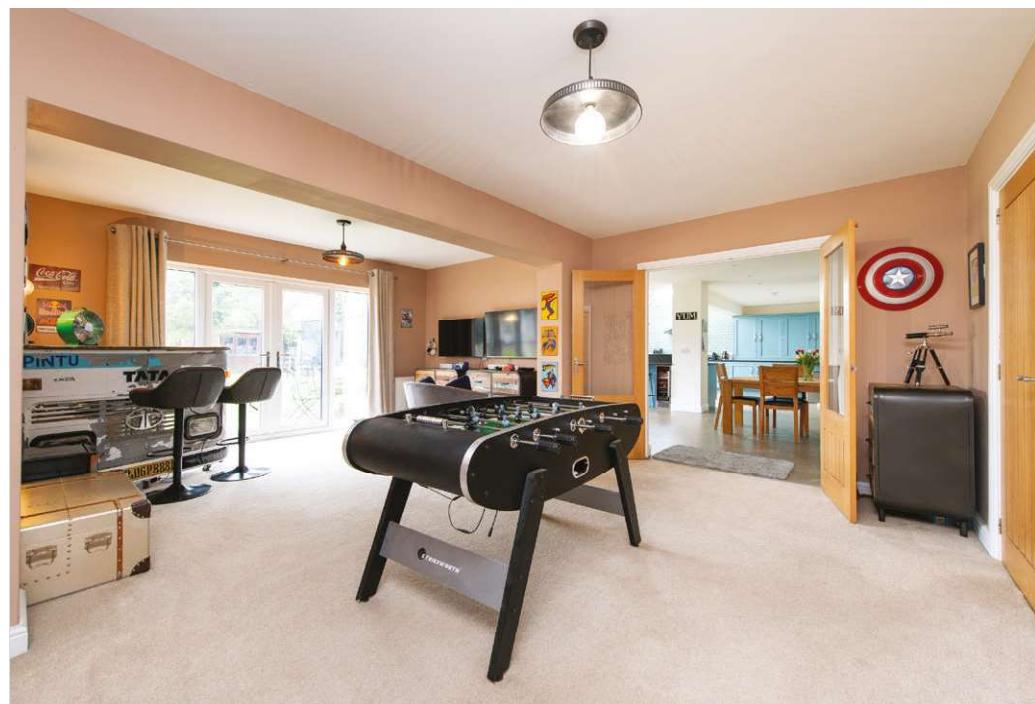


The Ardenote Country Club is situated on the fringes of the village and offers golf alongside a range of full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, Stratford-upon-Avon, and Leek Wootton.

### The property

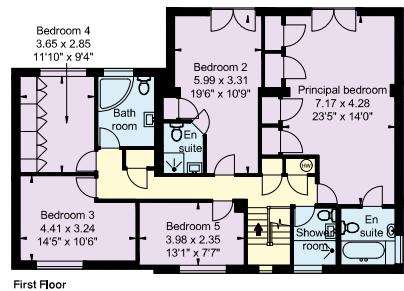
Myton House is a most fantastic family home within this excellent location. One enters the property via the spacious entrance hall. The principal reception rooms include a dual aspect drawing room with feature fireplace and double doors opening to the rear and a sizeable family room which again has double doors opening to the rear and double doors leading to the large kitchen/dining room. The kitchen/dining room is an excellent space for a family, having a great range of wall and base units set beneath a granite worktop and breakfast bar having ample space for a dining table and seating area, again with double doors opening out to the rear gardens ensuring this home works well for a family and especially those that like to entertain. The ground floor is complimented further via the useful study, utility, boot room and cloakroom. The first-floor benefits from a principal bedroom suite, four further bedrooms and three bathrooms (one of which is en suite). The 'Juliette' balconies from both the principal suite and bedroom are both a lovely feature and allow one to enjoy the view over fields to the rear.



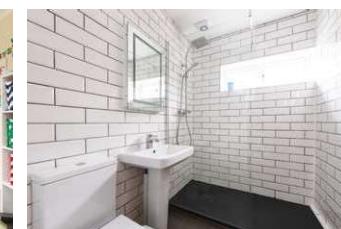


Approximate Gross Internal Floor Area  
326 sq m (3,510 sq ft)

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.



Reception  
Bedroom  
Bathroom  
Kitchen/Utility  
Storage  
Outside



## Gardens and grounds

Outside, one approaches the property via a gated driveway offering parking for several cars and giving access to the garaging. There is a neat mainly laid to lawn fore-garden.

To the rear is a sizeable garden being mainly laid to lawn with an excellent view and wonderful patio area perfect for entertaining.

## Services

Mains water, electricity, and drainage. Oil fired central heating.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains, and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions

What3words: //cobbled.gadget.newsreel

## Viewing

By prior appointment only with the agents.



**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

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

I would be delighted to tell you more

William Ward-Jones

01789 297735

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

Fixtures and fittings: A list of fitted carpets, curtains, light fittings, and other items fitted 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 Note 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 ("by word of mouth") 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. It is the responsibility of the buyer to make their own enquiries about the planning and building regulations. Knight Frank LLP does not have any professional surveyor on its staff. 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 <http://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated April 2024. Photographs and videos dated March 2024.

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 3944 0602, email to [marketing@knightfrank.com](mailto:marketing@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [www.knightfrank.com](http://www.knightfrank.com)





Date: 13 February 2026  
Our reference: STR012426425

### Myton House, Langley Road, Claverdon, Warwick, CV35 8QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,225,000.

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](http://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

A handwritten signature in black ink that reads 'Knight Frank'.

**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789206951  
william.ward-jones@knightfrank.com

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

**[knightfrank.co.uk](http://knightfrank.co.uk)**

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**

**Your partners in property**

V4.3 Sep 24