



ESSEX HOUSE

Lye Green, Claverdon, Warwickshire



CONTEMPORARY COMFORT IN CLAVERDON

Designed for modern living yet full of warmth and character, this spacious property has an enviable garden backing onto open countryside.

		
5	3	3
		EPC
		D

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

Lye Green is a picturesque hamlet nestled within the civil parish of Claverdon. Claverdon is a thriving and highly desirable village, ideally positioned for easy access to Henley-in-Arden, Stratford-upon-Avon, Warwick, and Leamington Spa – all offering a comprehensive range of amenities, shopping, dining, and excellent schooling options.

This vibrant village features a strong sense of community and a host of local facilities, including a well-regarded primary school, community store, doctor’s surgery, tennis club, village hall, playing fields, a charming parish church, and traditional public houses.

For those who enjoy leisure and fitness, the renowned Ardencote Country Club is located on the edge of the village, offering golf and a full range of leisure and spa facilities. Additional golf courses are nearby in Snitterfield, Stratford-upon-Avon, and Leek Wootton.

Claverdon also benefits from excellent transport links, with nearby access to national rail services, motorway networks, and Birmingham International Airport, making it an ideal location for commuters and families alike.

THE PROPERTY

Situated on the edge of a sought-after village, this substantial home offers well-balanced and stylish living spaces, ideal for modern family life. The property has been fully renovated and is ready to move in to.

The ground floor features a welcoming entrance hall, a bright drawing room with a bay window and a feature fireplace and a substantial study is ideal for home-workers and has double doors opening on to the rear garden. A cosy sitting room with a dual-sided log burner adds warmth and character, while the well-appointed kitchen/breakfast room is a true focal point of the home, with a central island, breakfast bar, and a comprehensive range of fitted units and integrated appliances. A useful utility room and a cloakroom complete the ground floor accommodation.





To the first floor, the property has a generous principal bedroom suite, four further bedrooms, and two modern bathrooms, including one en suite, providing excellent accommodation for family and guests alike. Bedroom five could also be used as a further home office if required.



Outside, the property has a driveway providing private parking for two cars.

The gardens are impressive and larger than anticipated. They are predominantly laid to lawn and beautifully complemented by well-established herbaceous borders. A perfectly positioned patio offers an ideal spot to relax and take in the stunning views over the rolling countryside beyond. This thoughtfully designed garden clearly caters well for family living and outdoor enjoyment.

PROPERTY INFORMATION

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

What3Words: ///saying.skid.expressed

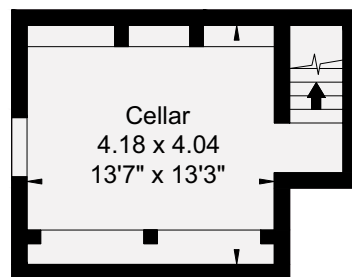
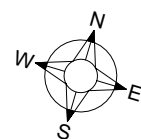
Tenure: Freehold

Local Authority: Stratford-on-Avon District Council: 01789 267575

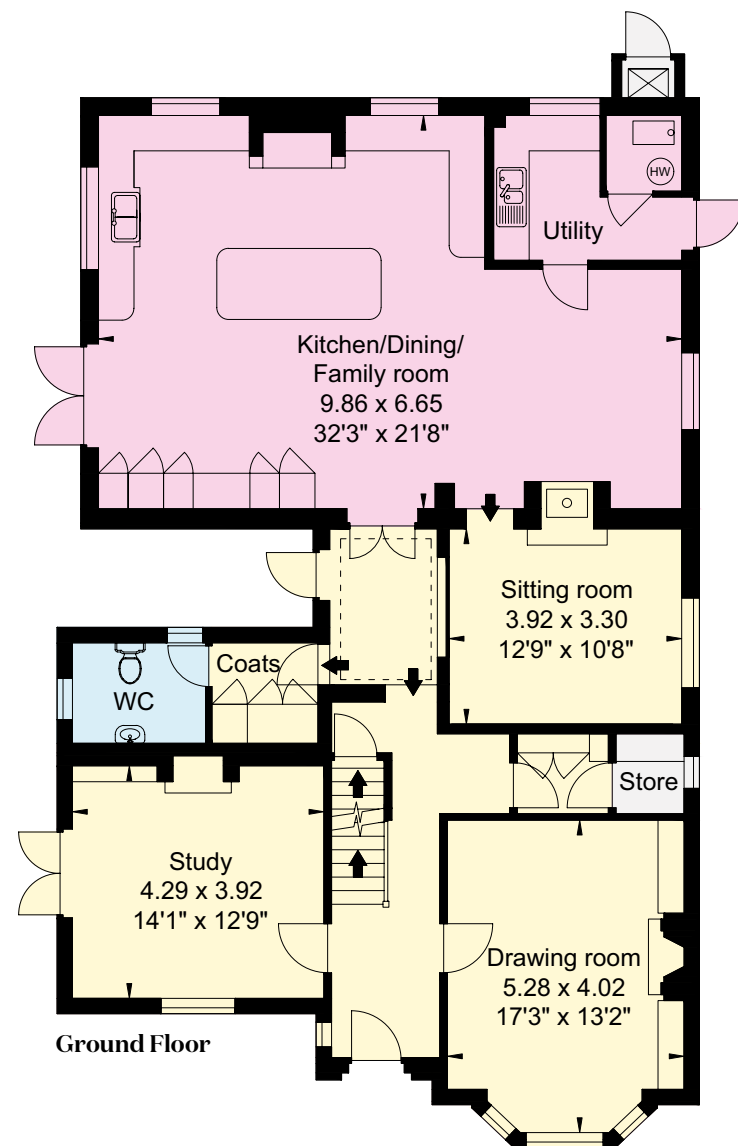
Council Tax: Band G

Viewing: By prior appointment only with the agents.

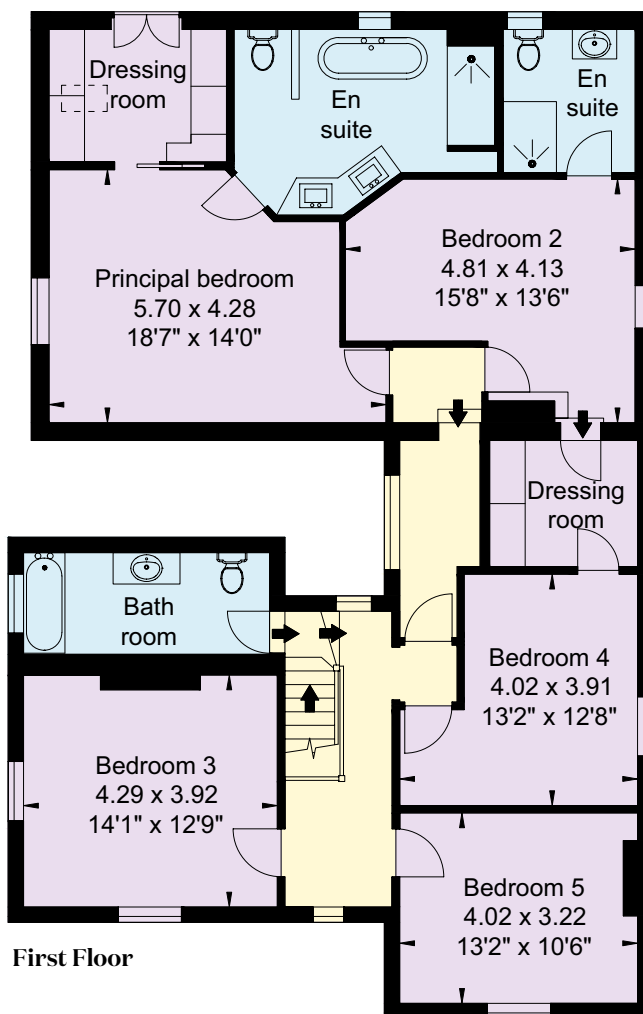




Cellar



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
313 sq m (3,370 sq ft) sq ft

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

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

Important Notice 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 2025. Photographs and videos dated June 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)

Date: 14 July 2025
Our reference: STR012542451

Essex House, Lye Green, Claverdon, Warwick, CV35 8HL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

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.



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

V4.3 Sep 24

Date: 22 December 2025
Our reference: STR012542451

Essex House, Lye Green, Claverdon, Warwick, CV35 8HL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,295,000.

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.



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

V4.3 Sep 24