

VAUGHANREYNOLDS
ESTATE AGENTS

Claverdon Manor, Manor Lane
Claverdon

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



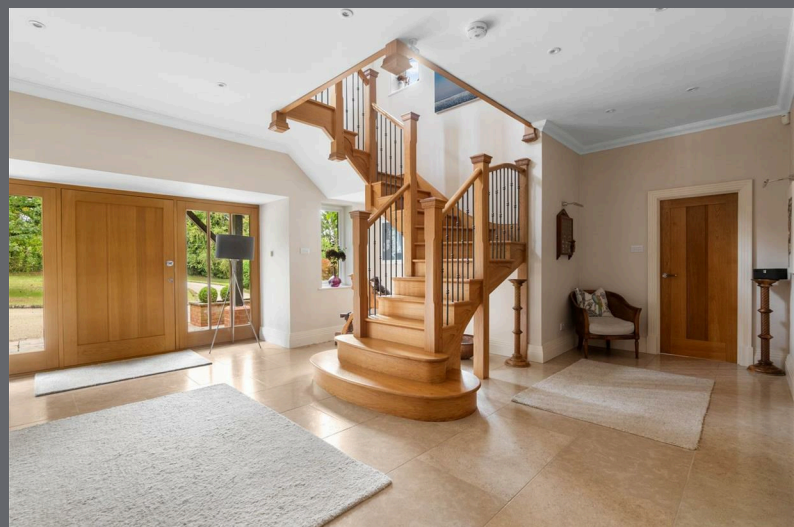
Matt Reynolds
Director



Claverdon Manor, Manor Lane, Claverdon, CV35 8NH

Set within approximately 5 acres of beautifully undulating grounds, Claverdon Manor represents a truly exceptional opportunity to acquire a substantial and exquisitely situated country home. Extending to circa 8,991 sq ft, this remarkable residence has been thoughtfully extended and extensively remodelled over time, resulting in a home that effortlessly harmonises space, comfort and contemporary practicality. Its generous proportions, outstanding plot and semi-rural setting make it the perfect sanctuary for an aspirational buyer seeking privacy, lifestyle versatility and a property with real presence.

- * Inviting Reception Hall, Cloaks & WC
 - * Six Versatile Reception Rooms
- * Breakfast Kitchen, Utility & Boot Room
 - * Five Double Bedrooms
 - * Four En-suite & Family Bathroom
- * Impressive Indoor Swimming Pool
- * Extensive Grounds Circa 5 Acres In All
 - * Triple Garaging & Ample Parking
 - * Paddock and Small Stable
- * Breathtaking Elevated Rural Views



Modern Country Estate with Sustainable Technology

Claverdon Manor's scale is complemented by impressive energy-efficient features, including modern boilers, an air-source heat pump and an extensive array of 40 photovoltaic solar panels, producing free electricity and a significant transferable income. In a home of this size, such technology makes a meaningful difference—ensuring luxurious living without unnecessary compromise.

Elegant Reception for Living & Entertaining

An inviting main reception hall forms the heart of the home, giving way to a beautifully balanced suite of principal rooms. These include a generous living room, formal dining room, comfortable snug,

dedicated study, separate home office, and a semi-open plan kitchen and breakfast room flowing into the conservatory. A utility room and work room complete the highly functional ground floor layout.

All major rooms are orientated to enjoy the south facing rear garden, with far-reaching, elevated rural views—a constant reminder of the peaceful setting that surrounds the property.

Leisure Facilities of Rare Quality

A home of this stature would not be complete without exceptional leisure amenities, and Claverdon Manor delivers in full. The impressive heated indoor swimming pool (12m x 6m) and complex features his and hers changing rooms, a plant room, and a striking mezzanine family room—a perfect vantage point for gatherings, celebrations and year-round enjoyment.



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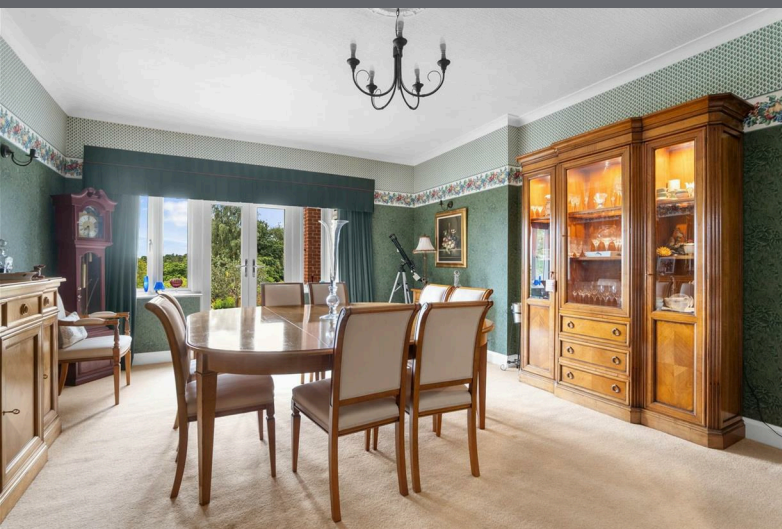
5



7



5.00
acre(s)



Five Beautiful Bedrooms with Stunning Outlooks

The first floor offers five double bedrooms, each positioned to enjoy elevated views over the grounds and rolling countryside beyond. The principal suite is truly memorable: a vast room with fitted wardrobes, a luxurious en-suite, and a private walk-out balcony offering a spectacular morning vista. In addition, there are three further en-suite bath/shower rooms and a beautifully appointed principal bathroom, delivering convenience and comfort for family and guests alike.

Grounds, Gardens and Exceptional Outdoor Amenities

The formal gardens embrace the house with a series of thoughtfully designed spaces, ideal for entertaining, relaxation and appreciating the panoramic scenery. A tiered area discreetly conceals the extensive array of solar panels, blending efficiency with aesthetics. The gardens then meander down towards a large pond, creating a truly idyllic backdrop.

For the active household, an all-weather tennis court offers year-round recreation. Beyond the main gardens lies a separate enclosed paddock and

stable, approximately 1.5 acres, complete with independent access—an excellent option for equestrian pursuits, hobby farming or additional lifestyle uses.

Secure Arrival and Extensive Parking

Electrically operated gates open to the private approach, leading to an expansive courtyard parking area and an attached triple garage, ensuring both practicality and security for modern family living.

A Rare Opportunity

Claverdon Manor is a home that excels on every level—architecturally, practically and recreationally. Exceptional space, technology-led efficiency, outstanding leisure facilities and a breathtaking setting combine to create a property of true distinction. For the discerning buyer seeking a substantial country residence with a remarkable lifestyle offering, this is a home that simply must be experienced.





LOCATION

Nestled on its gentle "clover-hill", the picturesque village of Claverdon in Warwickshire offers an exceptional country lifestyle within effortless reach of city conveniences. Surrounded by tranquil rolling countryside, the village enjoys a strong community spirit with an excellent primary school (Claverdon Primary School) at its heart, a community-run village store, a GP surgery and a range of sports clubs including tennis, rugby and cricket. Two much-loved local pubs, including the welcoming Red Lion Claverdon on Station Road, serve as stylish social hubs. For leisure and wellness, the nearby Ardencote Manor Hotel Country Club & Spa boasts spa facilities, an 18-hole golf course and tennis courts.

Transport links could hardly be better for such a rural haven. The village is served by Claverdon railway station, which provides rail access to Leamington Spa, Birmingham and beyond. Warwick Parkway Station is 10mins away with connections to London in 90 minutes. Road-wise, the nearby junction 15 of the M40 motorway offers quick routes to Birmingham, London and the Midlands' airports, making the location ideal for both local and national journeys. In short, Claverdon combines timeless village charm, strong amenities and first-class connectivity — the perfect setting for a luxury home with both peace and reach.



THE ACCOMMODATION

Hall

Living Room

6.28m x 7.41m (27'2" x 24'4")

Dining Room

6.56m x 4.45m (18'3" x 14'7")

Snug

4.55m x 3.49m (14'11" x 11'5")

Kitchen

8.46m x 3.47m (27'8" x 11'6")

Breakfast Room

3.29m x 4.43m (10'10" x 14'6")

Conservatory

2.27m x 4.22m (7'5" x 13'10")

Utility

3.49m x 2.69m (11'5" x 8'10")

Office

3.29m x 2.66m (10'10" x 8'9")

Study

3.89m x 5.45m (12'9" x 17'10")

Work Room

2.9 x 6.10m (8'6x 20')

Pool Room

12.32m 19.14m (40'5" x 62'9")
(Heated Pool 12m x 6m)

Shower Room

2.25m x 4.15m (7'5" x 13'7")

Shower Room

2.25m x 4.66m (7'5" x 13'1")

Plant Rooms

2.14m 4.53m (7" x 14'10")

FIRST FLOOR

Bedroom One, En-Suite, Dressing Room

8.21m x 7.41m (25'11" x 24'4")

Bedroom Two, En-Suite

6.01m 8.00m (19'8" x 28'5")

Bedroom Three, En-suite

5.52m x 4.66m (18'1" x 15'4")

Bedroom Four, En-Suite

3.33m x 4.43m (10'11" x 14'6")

Bedroom Five

5.52m x 4.66m (18'1" x 15'4")

Bathroom

1.64m 3.32m (5'5" x 10'11")

Family Room

6.32m x 9.02m (20'9" x 29'7")

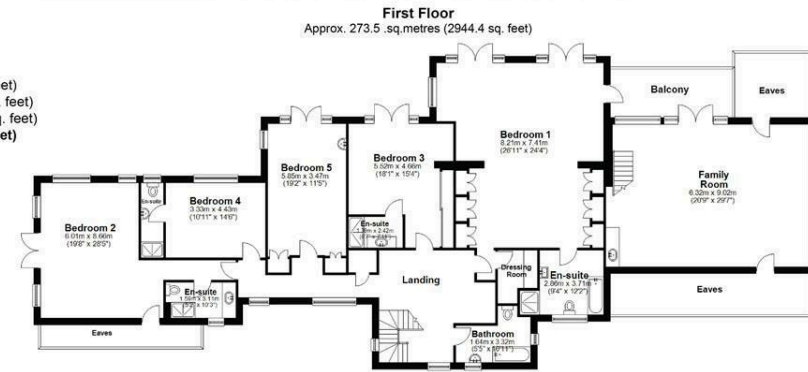
Triple Garage

8.30m x 6.10m (27'3" x 20")





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Approx Gross Internal Floor Area
House - 552.1 .sq. metres (5942.9 sq. feet)
Pool Room - 220.3 .sq. metres (2371.4 sq. feet)
Garage & Store - 62.9 .sq. metres (677.2 sq. feet)
Total - 835.3 .sq. metres (8991.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Warwick Council Tax Band H

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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