



# CLAVERTON HALL

— *Claverdon, Warwickshire* —

## HISTORIC APPROACH

Positioned at the edge of the village, Claverdon Hall is an extraordinary Grade II listed manor house with origins dating back to 1485. This is Shakespeare Country and the house is set within approximately 4.5 acres of gardens and paddocks. This remarkable home offers a rare opportunity to own a piece of English history whilst enjoying the comfort and practicality of modern family living.

The house itself is a striking example of a traditional half-timbered Warwickshire manor, its handsome façade framed by mature trees and gardens that enhance both its sense of arrival and privacy. Over the centuries Claverdon Hall has evolved with sensitive additions and thoughtful updates, creating a home that feels both historic and welcoming.

*The current owners have truly cherished the house for over 27 years, drawn to its calm, characterful atmosphere and the warm, homely feeling that greets you from the moment you step through the door.*



## THE RECEPTION HALL



The entrance hall sets the tone of this home beautifully, revealing its rich heritage with oak panelling, exposed timbers and leaded-light windows that filter soft natural light through the space.

One particularly fascinating historical feature lies hidden within the panelling. A concealed door opens into a small store that was once used as a priest hole during the Reformation. It is believed this space connected to an underground passage towards the village. It is a reminder that Claverdon Hall has quietly witnessed centuries of English history.

From here the principal reception rooms unfold naturally, creating a home that feels both elegant and easy to live in.



## THE RECEPTION ROOMS

Claverdon Hall offers a wonderful collection of reception spaces, allowing the house to adapt effortlessly to both formal entertaining and relaxed family life.





The drawing room is an elegant and inviting space, with large leaded windows overlooking the gardens and a traditional fireplace providing a natural focal point. Two sets of French doors open out to the garden, begging to be thrown open in the summer months so one can enjoy a G & T on the terrace at the end of the day. It is a room equally suited to hosting guests, family life or enjoying quiet evenings beside the fire.



Alongside is the sitting room, a comfortable everyday living space where the scale of the room is balanced by the warmth of the original timbers and period detailing.

The dining room is ideal for more formal occasions, offering an atmospheric setting for gatherings and celebrations, whilst the music room provides a wonderfully characterful additional living space that could equally serve as a library, reading room or further sitting room.

A dedicated study or home office ensures the house works perfectly for modern life, offering a peaceful environment for working from home but remaining connected to the heart of the house.

Each room has its own identity, yet together they create a wonderfully cohesive home.



## THE HEART OF THE HOME

At the centre of daily life is the updated kitchen, a welcoming space where traditional character meets contemporary practicality.

The kitchen is centred around a classic off-white four-door Aga. Additionally, on one side of the Aga is an electric hob with electric oven below and on the other side a microwave. Both ovens are by Neff. Marble worktops and generous cabinetry, tonally complementing the Aga, provide both style and functionality. As one would expect with a home of this standing the door to the dishwasher discreetly matches the cabinetry.

A charming breakfast room adjoins the kitchen, creating a relaxed space for informal dining and family mornings. From here, French doors open onto the terrace and gardens, allowing the house to flow effortlessly outdoors during the warmer months, creating an “indoors meets outdoors” vibe.

Supporting the kitchen are a pantry and utility room, ensuring the practical elements of family life remain discreetly organised, along with a conveniently located cloakroom.

Together these spaces create a kitchen that truly forms the heart of the home.





## AND SO TO BED

Upstairs, the bedrooms are beautifully arranged, centred around a generous principal suite with dressing room and en suite bathroom. In addition, there are several further well-proportioned double bedrooms, including a particularly spacious bedroom overlooking the gardens, alongside additional bathrooms for family and guests.

The bedrooms maintain the charm and character seen throughout the house, with many enjoying the same exposed timbers and period detailing that make Claverdon Hall so special.





## GARDENS & GROUNDS

The setting of Claverdon Hall is as impressive as the house itself.

This home sits within approximately 4.5 acres of beautifully maintained gardens and grounds, including formal lawns, mature trees and paddocks that provide both privacy and open countryside views.

The gardens have been thoughtfully landscaped to create a series of outdoor spaces, ideal for entertaining, relaxing or simply enjoying the peaceful surroundings.

Beyond the main house, there is an extensive range of outbuildings — including garaging, stabling, a coach house and barn — offering significant versatility and further potential for development. Many of these buildings benefit from existing planning and listed consent, presenting an exciting opportunity for conversion or ancillary use.





## THE SETTING

Claverdon Hall is positioned within a discreet and highly desirable setting on the edge of this sought-after Warwickshire village, surrounded by rolling countryside and far-reaching views. The village itself retains a timeless charm, with a strong sense of community, whilst remaining exceptionally well connected to Warwick, Stratford-upon-Avon and Henley-in-Arden.



Claverdon itself is a thriving village with a strong community spirit, offering a well-regarded primary school, local shop, doctor's surgery, tennis club, village hall, playing fields and traditional village pubs.

Nearby Warwick, Stratford-upon-Avon and Leamington Spa provide an excellent range of shops, restaurants, cultural attractions and schooling options. Warwick Parkway station offers fast rail links to London and Birmingham. Access to the motorway network is via junction 15 of the M40 for Warwick and is less than 5 miles away.

Claverdon has the best of all worlds — great access to the transport network whilst retaining a wonderfully peaceful rural feel, surrounded by rolling Warwickshire countryside and scenic bridleways.

## A HOUSE WITH A STORY



*Few homes can claim such a rich and enduring history.*

Claverdon Hall has stood for centuries as one of the most important houses in the village, its story woven through some of England's most fascinating historical periods, from the Wars of the Roses through to the English Civil War. Over the years it has been owned by notable families including the Verneys, the Dudleys and the Spencers, each contributing to its enduring legacy.

Today Claverdon Hall remains an exceptional country home — a rare combination of historic significance, beautiful architecture and peaceful countryside living.



## WHERE TO GO WHEN YOU NEED...



### A morning coffee or relaxed brunch

Head into Henley-in-Arden where the historic high street is lined with independent cafés and bakeries, perfect for a relaxed start to the day. Alternatively, **The Farm at Snitterfield** is a popular local farm shop and café offering excellent coffee, breakfast and seasonal produce.



### A good village pub

Nearby favourites include **The Crown** in Claverdon and **The Red Lion** in the surrounding countryside — both offering relaxed dining and a warm village atmosphere. For a wider choice of restaurants and traditional inns, the nearby towns of Warwick and Stratford-upon-Avon provide excellent options.



### Fine dining or a special occasion

For something more refined, the restaurants and wine bars in Leamington Spa and Stratford-upon-Avon offer a wide range of excellent dining experiences, from elegant modern restaurants to historic coaching inns.



### Everyday shopping and essentials

Claverdon boasts a community shop, run by volunteers for newspapers and everyday essentials. For the weekly shop, nearby Warwick and Stratford-upon-Avon offer a range of supermarkets including Waitrose, Sainsbury's and Tesco Superstore. Independent shops, delicatessens and boutiques can be found throughout the charming streets of Henley-in-Arden and Leamington Spa.



### Excellent schooling

The area is exceptionally well regarded for education. Within easy reach are leading independent schools including Warwick School, Kingsley School and The King's High School for Girls. Claverdon itself also benefits from a well-regarded village primary school, making the area particularly attractive for families.



### Sport and leisure

Ardencote estate is currently undergoing an exciting transformation and is set to become a highly prestigious, luxury destination with restaurants, spa and leisure facilities. Additional golf courses can be found nearby at Henley in Arden, Snitterfield and Stratford upon Avon - further enhancing the lifestyle offering on Claverdon Hall's doorstep.



### Walking and countryside

Claverdon is surrounded by beautiful Warwickshire countryside, with bridleways, country lanes and open farmland, offering wonderful walking and riding routes directly from the village.



### Connections further afield

For commuting, Warwick Parkway railway station provides direct rail services to London Marylebone and Birmingham, while the **M40 (J15)** offers excellent road connections. Birmingham Airport is also within easy reach for international travel.







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