



CLINTON HOUSE

Old Warwick Road, Rowington, Warwickshire



AN IMPRESSIVE PERIOD HOUSE

With spacious accommodation, attractive mature gardens, double garage and home office.



Local Authority: Warwick District Council

Council Tax band: H

Tenure: Freehold

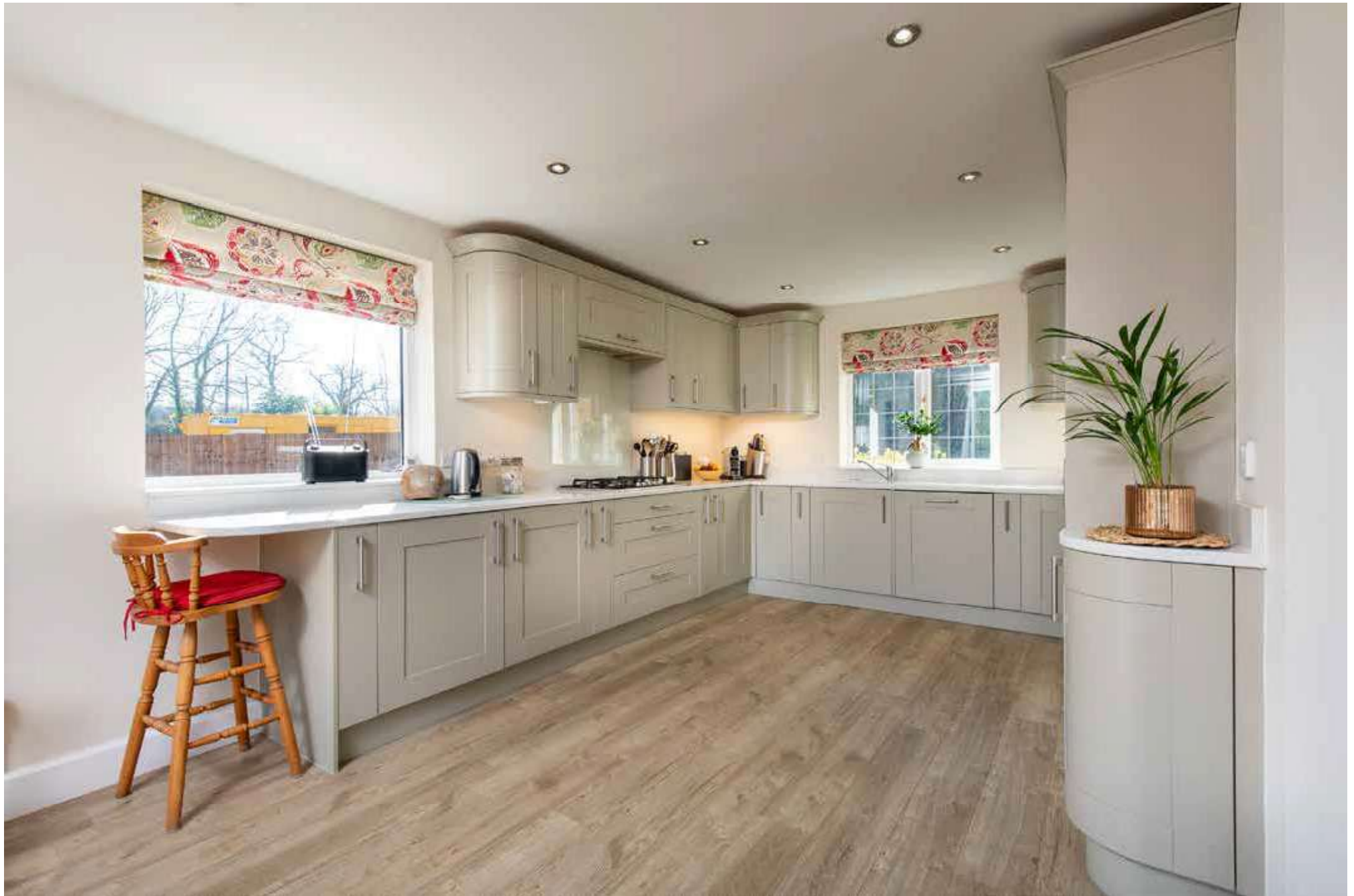


SITUATION

Rowington, in the heart of Warwickshire, combines peaceful countryside living with excellent connectivity. Surrounded by rolling hills and scenic landscapes, the village offers fantastic opportunities for walking, cycling, and horse riding, while enjoying easy access to Lapworth, Dorridge, Knowle, Solihull, Warwick, and Stratford-upon-Avon. The canal network in particular offers excellent opportunity for the keen walker.

With convenient links to the M40 and M42, Birmingham and London are within easy reach. Families benefit from a superb choice of highly regarded state, grammar, and independent schools nearby, while the village's strong sense of community makes it an ideal location for families, professionals, and retirees alike.









THE PROPERTY

Clinton House is delightfully positioned in a semi rural location and offers a well-thought-out, spacious layout, perfect for family living.

The house is accessed through a welcoming entrance hall, with a spacious dining room and sitting room on either side. Both reception rooms are generously sized, featuring charming fireplaces and large bay windows that flood the rooms with natural light. The ground floor is further enhanced by a bright, dual-aspect drawing room with bifold doors opening to the rear gardens and a striking spiral staircase leading up to an activities/cinema room. The well-equipped kitchen/breakfast room has double doors opening to the garden, while a useful study, utility room, and cloakroom complete the ground floor layout.

On the first floor, the principal bedroom includes an en suite shower room, along with three additional double bedrooms, a family bathroom, and a separate WC. The second floor provides a double bedroom and shower room.







Clinton House is approached via a gated driveway, providing ample parking space for several cars and access to the double garage. Above the garage, a thoughtfully positioned office ensures that those working from home have a dedicated and quiet space.

OUTSIDE

At the rear, the property features a spacious and beautifully maintained garden, predominantly laid to lawn with mature hedging along the boundaries and a variety of trees and herbaceous beds. A large patio area runs the full length of the house, offering an ideal space for entertaining while providing stunning views over the formal gardens and protected nature reserve at the rear of the garden.







PROPERTY INFORMATION

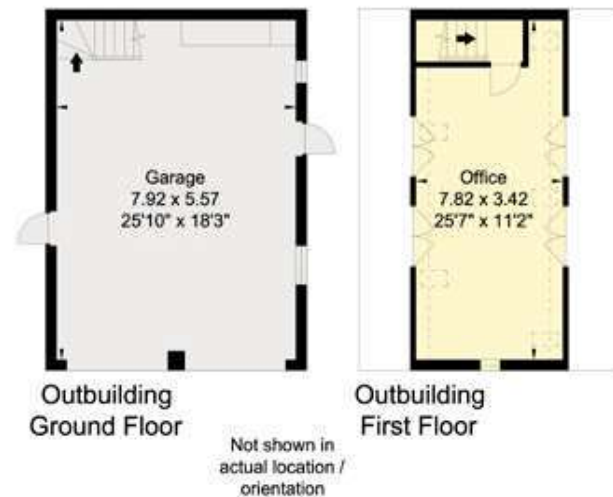
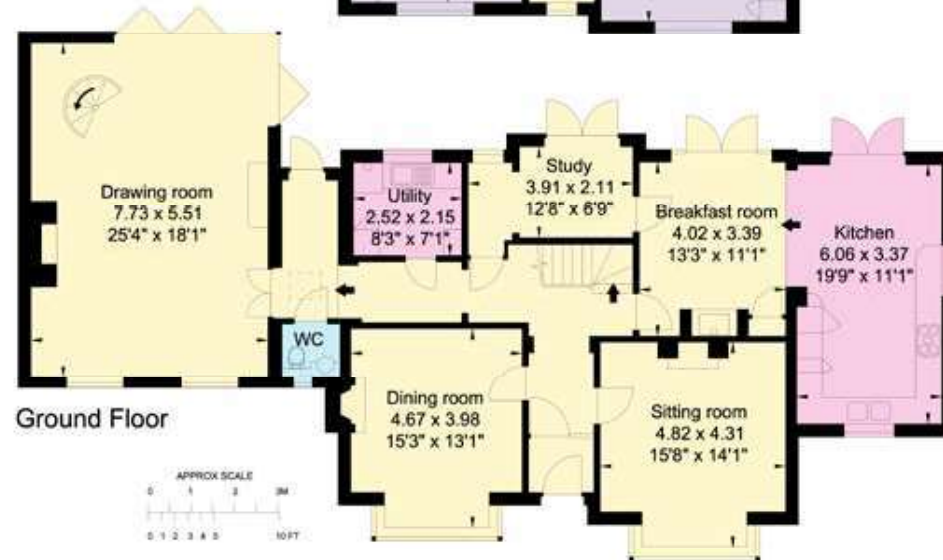
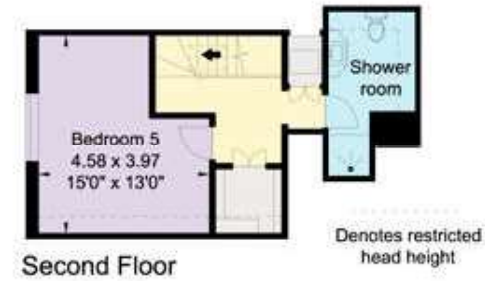
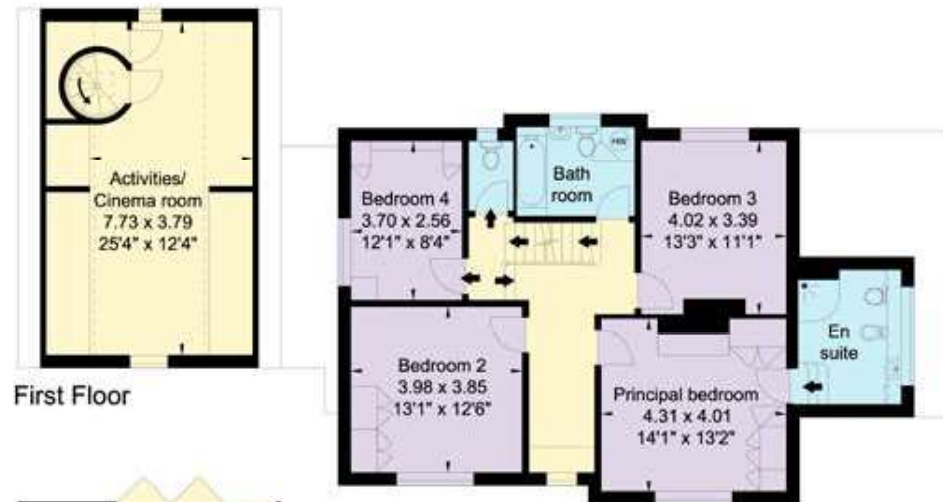
Services: Mains water, electricity and oil-fired central heating.

What3Words: ///woodstove.brochure.having

Viewing: By prior appointment only with the agents.





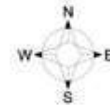


APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 323 sq m (3,478 sq ft)
 Outbuilding: 71 sq m (765 sq ft)
 Total: 394 sq m (4,243 sq ft)
 inc. restricted head height
 © Cotswold Plans Ltd ma/16288

**Clinton House
Rowington**

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 text of the Particulars.





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Date: 08 April 2026
Our reference: STR012419563

Clinton House, Old Warwick Road, Rowington, Warwick, CV35 7BT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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