



WILLOW TREE HOUSE

Claverdon, Warwickshire



AN IMPRESSIVE CONTEMPORARY FAMILY HOME

A substantial modern family home, offering exceptional space for living and entertaining within a highly sought-after village location.

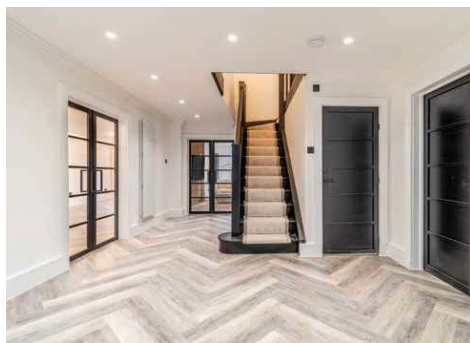
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Local Authority: Stratford-on-Avon District Council
Council Tax band: G
Tenure: Freehold



SITUATION

Willow Tree House is situated on the edge of Claverdon, an attractive village surrounded by rolling Warwickshire countryside. The village offers a primary school, community store, parish church, public houses and the nearby Ardencote Country Club with full leisure facilities. Claverdon is well located for motorway access, and the popular market town of Henley-in-Arden, just 3 miles away, provides a good range of shops and amenities, including doctors' and veterinary surgeries, pubs, restaurants and a primary school. Stratford-upon-Avon, renowned for its theatres and Shakespearian heritage, along with Warwick and Leamington Spa, are easily accessible. The area benefits from an excellent selection of state, private and grammar schools, including King's High School for Girls, Warwick School for Boys, Stratford Grammar School for Girls and King Edward's School for Boys. Golf courses nearby include the Ardencote Country Club, Stratford-upon-Avon and Leek Wootton.

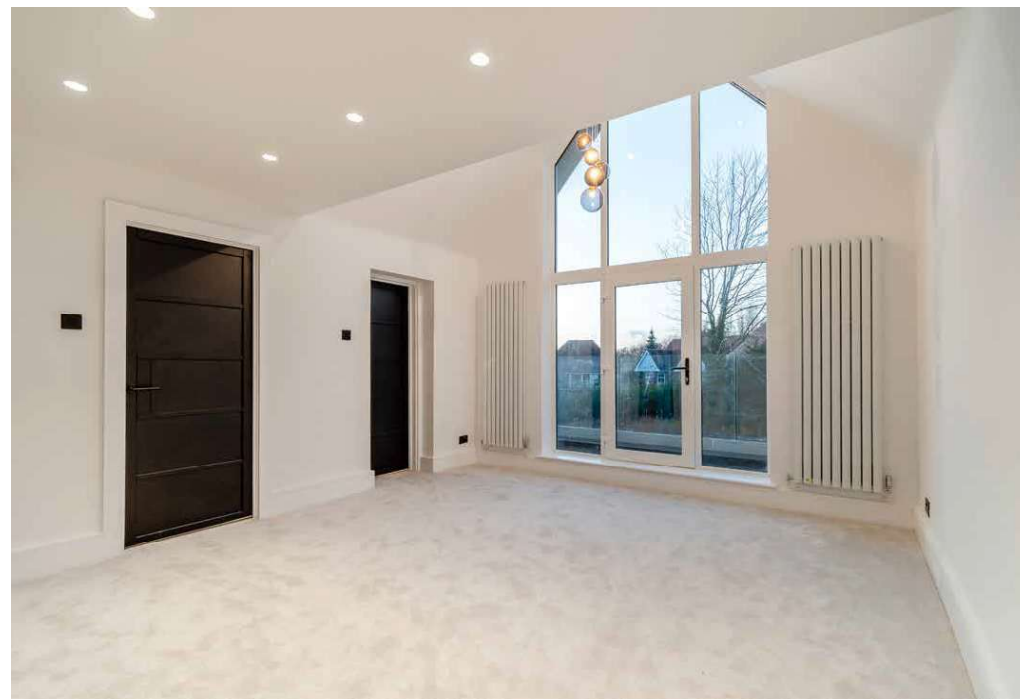


THE PROPERTY

Upon entering, a welcoming entrance hall immediately sets the scene for the impressive accommodation beyond. The superb sitting room extends to almost 32 feet, creating a stylish yet comfortable space ideal for both everyday living and formal entertaining. The ground floor also benefits from a well-equipped cinema room, perfect for family movie nights.

At the heart of the home is the outstanding open-plan kitchen, dining and sitting room, forming the hub of this exceptional property. This beautifully designed space incorporates a high-quality kitchen, a generous dining area and relaxed seating, ideally suited to modern family life and social gatherings. Further ground floor accommodation includes a home office, utility room and cloakroom, all thoughtfully arranged for everyday practicality.

The first floor is equally impressive, highlighted by the principal bedroom suite, which features a dedicated dressing area and stylish en suite bathroom. There are four additional spacious double bedrooms, each with its own en suite, making this an ideal home for families and visiting guests alike.





Externally, the property is further enhanced by a detached double garage, while the rear garden is of an excellent size, predominantly laid to lawn and offering a private and attractive outdoor space ideal for relaxation and family enjoyment.

Services
Mains electricity and water are connected. Oil-fired central heating. Private drainage. Fibre broadband. There is a service charge of £100 per month that the ten properties share in the gated community for landscaping, security gates, communal lighting, and septic tank .

What three words: //eclipses.shelter.shudders



Approximate Floor Area = 304.3 sq m / 3275 sq ft
Garage = 28.9 sq m / 311 sq ft
Total = 333.2 sq m / 3586 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. (ID767266)



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Date: 29 April 2026
Our reference: STR012637834

10 Kington Rise, Claverdon, Warwick, CV35 8PN

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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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A stylized, handwritten signature of the words "Knight Frank" in a cursive script.

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