



Old School House, Langley Road, Claverdon, Warwick, CV35 8PU



1st Floor



Ground Floor

Total: 1599 sq. ft
 Ground Floor: 994 sq. Ft, 1st Floor: 605 sq. ft
 Excluded Areas: Utility: 47 sq. Ft, Walls: 137 sq. ft

All Measurements Are Approximate And For Display Purposes Only.

- Former Headmaster's House dating from the 1850s
- Detached period family home
- No onward chain
- Three double bedrooms
- Stunning open-plan kitchen/living space
- Impressive dining room with roof lantern & bifold doors
- Elegant sitting room with character features
- Utility room & ground floor shower room
- Luxury family bathroom
- Sought-after Claverdon village location



Offers Over £800,000

A truly unique 1850s, Headmaster's House occupying a substantial plot within the heart of this highly sought-after Warwickshire village, with beautiful triple-aspect glazing this impressive home blends its original features with modern open plan living. With its glass coloured well and commutable location this historic house has everything you would need for rural yet commutable living.

ACCOMMODATION

ENTRANCE HALL

A charming introduction to the property, the entrance vestibule immediately showcases the home's Victorian character. Beautiful triple-aspect windows flood the space with natural light, while the attractive period architecture creates a welcoming first impression before opening into the main reception hall.

SITTING ROOM

A beautifully presented and elegant reception room featuring striking arched windows fitted with plantation shutters, a gas-effect log burner and bespoke fitted cabinetry. The room offers a wonderful blend of character and comfort, providing an ideal setting for both everyday family living and entertaining.

KITCHEN DINING ROOM

Undoubtedly the heart of the home, this impressive open-plan space has been thoughtfully redesigned to create a sociable and highly functional family environment. The shaker-style kitchen is fitted with an extensive range of cabinetry complemented by integrated appliances, including double ovens, microwave, dishwasher and farmhouse sink. A substantial walk-in pantry provides excellent additional storage. The adjoining family area offers ample space for informal seating and day-to-day living, while the original stove provides a charming reminder of the property's heritage.

DINING ROOM

A stunning entertaining space created through thoughtful renovation and extension. Featuring a vaulted ceiling, large roof lantern and bifold doors opening directly onto the terrace, the room enjoys exceptional levels of natural light and provides the perfect setting for both formal dining and family gatherings.

UTILITY ROOM

Conveniently positioned off the kitchen, the utility room provides additional worktop space, appliance storage and practical laundry facilities, helping to keep the main living areas uncluttered.

LANDING

A spacious and thoughtfully reconfigured landing providing access to all bedroom accommodation and the family bathroom.

MAIN BEDROOM

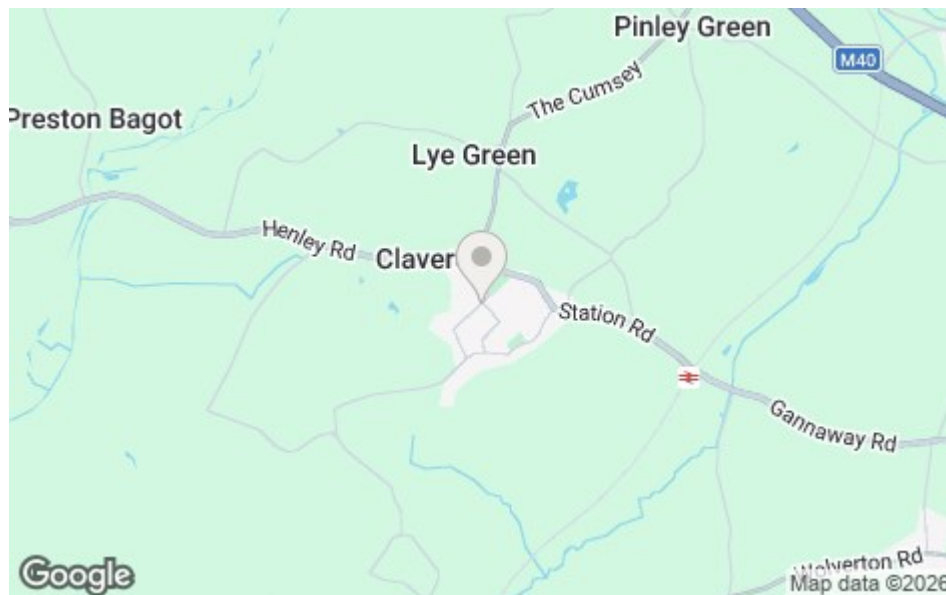
A generous double bedroom enjoying attractive views over the surrounding gardens. High ceilings and large windows create a bright and airy atmosphere, while ample space is provided for freestanding bedroom furniture.

BEDROOM

A well-proportioned double bedroom with excellent natural light and ample room for wardrobes and







additional furniture, making it ideal as a guest room or children's bedroom.

BEDROOM

Another comfortable double bedroom offering flexibility for family living, guest accommodation or home working.

BATHROOM

Beautifully presented and fully tiled, featuring a freestanding bath, separate shower enclosure, wash hand basin and WC. The room combines period charm with contemporary styling to create a luxurious family bathroom.

GARDEN

The gardens are a particular highlight of The Old School House and occupy a substantial wraparound plot. Extensive lawns are bordered by mature trees, established planting and colourful flower beds, creating a private and peaceful setting throughout the year. A generous paved terrace sits adjacent to the dining room, providing an excellent space for outdoor entertaining, while a dedicated children's play area with climbing frame and slide makes the garden particularly family-friendly. Mature boundaries provide an exceptional degree of privacy and seclusion.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating.

LISTED: No

BROADBAND AND MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked on Ofcom Jun26)

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same

whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent, Winkworth incorporating Peter Clarke

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth