



Breach Manor  
Breach Lane | Claverdon | Warwick | Warwickshire | CV35 8QB

FINE & COUNTRY

# BREACH MANOR

*Breach Manor is a beautiful Grade II Listed property located in one of the most desirable and picturesque villages in Warwickshire. This wonderful home provides six bedrooms, four bathrooms, a kitchen breakfast room, and five reception rooms. Breach Manor boasts grounds of 8.84 acres including landscaped gardens, paddock & meadowland with a fishing lake, three door stable block, triple garage with home office/gym, or potential annex.*





# KEY FEATURES

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## Ground Floor

On the ground floor you are greeted by the kitchen breakfast room with flagstone floor and exposed beams - the character can be felt immediately and continues throughout. To the left wing of the property, you have a dining room with a charming inglenook fireplace, a generous drawing room and a sitting room both with a feature fireplace. From the kitchen, you access a further snug room and a good sized study, incorporating WC. In the dining room you can access the cellar.







# SELLER INSIGHT

“Occupying a coveted location on the edge of the affluent village of Claverdon is Breach Manor, a beautiful Grade II listed period farmhouse that is enveloped by around nine acres of quite spectacular gardens and grounds. “We bought the house back in 1994. Well in actual fact my husband purchased it before I’d had a chance to see it, but it was a very good decision on his part,” says the owner. “It’s given us an amazing opportunity to live in a truly historic building on the edge of one of the most sought-after villages in Warwickshire. And being on the edge of the village means we’re also afforded the most spectacular views. We look out across our gardens and fields, all the way to the Lickey and Malvern Hills beyond so we have this sense of freedom, of being immersed in the countryside, but with all the convenience of being just a stone’s throw from the centre of the village.”

“The house originally dates back to the 16th century and it’s steeped in history and boasts a wealth of really beautiful period features, but it’s by no means a museum piece. For us it’s been a really warm and welcoming home and one that works brilliantly for modern living. The rooms are all really spacious and they flow nicely, making it a very comfortable house for day-to-day life and also very conducive to entertaining. It’s also very versatile as a section at one end can be shut off to create a self-contained annex. On the ground floor is a large reception room and above that is an en-suite bedroom, which is accessed via a separate staircase. Our au pair lived in there for a while and then my youngest son had it for a number of years so it’s been exceptionally useful.”

“When we came here twenty-seven years ago the land that surrounds the house was simply open fields so we’ve made significant changes and transformed a large proportion into the most stunning gardens. We’ve planted well over 150 trees, created vast areas of lawn, there’s a lake that’s teeming with fish and the rest of the acreage is pastureland. It’s a magical environment, so peaceful and picturesque, and it’s been an absolute godsend during lockdown. One of my favourite things to do on a warm summer’s evening is to sit in a deckchair out in the middle of the field with a cold glass of wine, watching the sun slowly setting over the hills way off in the distance. It’s a very special place to be.”

“The main living room, with its huge open fire, is probably the most impressive room in the house, but my favourite would have to be the master bedroom. It’s a vast space, but what I love most is the fact I can sit up in bed and enjoy the most gorgeous view out across the garden and the fields beyond.”

“The location has to be one of the most special features of the property as a whole. It’s so incredibly picturesque; a real slice of paradise, and it’s enabled us to enjoy utter tranquillity and privacy. However, we also have the peace of mind of knowing everything we might need is within very easy reach.”

“During our time here we had a triple garage built, which is very in keeping with the style of the house, and up in the roof is a large room, plus a separate shower and WC. It’s a really useful space, which is currently used as a gym/office.”

“The house has been a wonderful home and I’ve relished living in such a historic building, but it’s these magical surroundings that I’ll miss most when we leave,” says the owner. “It really is a little slice of paradise.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# KEY FEATURES

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## First Floor

Stairs rise to the first floor, which provides a generous main bedroom with a stunning ensuite incorporating a standalone bath. Bedrooms three and four are spacious and benefit from a family bathroom. Bedroom five is currently used as a dressing room, but would be an ideal child's bedroom. A spiral staircase in the study provides access to bedroom two, a good sized room with an ensuite incorporating a double shower cubicle.

## Second Floor

A staircase provides access to bedroom six which has restricted headroom but would also be ideal for a child's playroom or snug.











## Outside

Breach Manor holds impressive grounds of approximately 8.84 acres, you are gifted the most fabulous views over your personal fishing lake, meadow and treelined paddock and beyond is the beautiful Warwickshire countryside. Above the triple garage is a fantastic home office, gym / studio with washroom.









## LOCAL AREA

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Claverdon is a beautiful and highly regarded Warwickshire village, superbly located for the nearby towns of Warwick, Leamington Spa, Henley-in-Arden and Stratford-upon-Avon all of which offer a wide range of amenities and excellent schooling. The village has an active community with an excellent primary school, community store, doctor's surgery, tennis club, village hall, playing fields, fine parish church and public houses. The national rail and motorway networks are also close by as is Birmingham International Airport. The Ardencote Country Club is situated on the fringes of the village and offers golf alongside a range full leisure facilities and there are further courses nearby at Snitterfield, Henley-in-Arden, Stratford-upon-Avon and Leek Wootton

Claverdon station 1 mile (trains to London, Warwick, Leamington Spa and Stratford-upon-Avon) Henley-in-Arden 3 miles, Warwick 6 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes and to Birmingham from 36 minutes), M40 (J15) 5 miles, Leamington Spa 8 miles, Stratford-upon-Avon 8 miles, Birmingham International Airport 15 miles, Solihull 15 miles, Birmingham 20 miles (distances and times approximate).



# INFORMATION

## Services

Mains water and electricity. Private Drainage. Oil fired central heating.

## Local Authority

Stratford on Avon District Council  
Council Tax band G

## Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

## Website

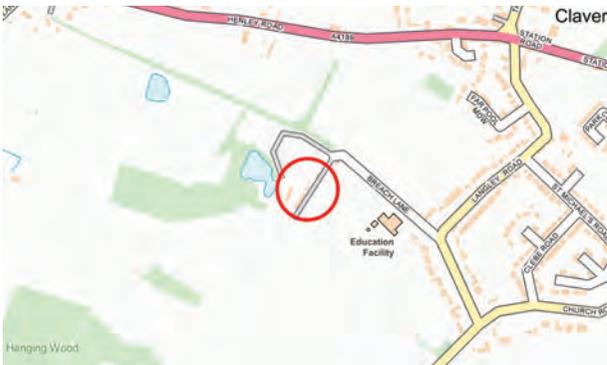
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

## Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

## Directions

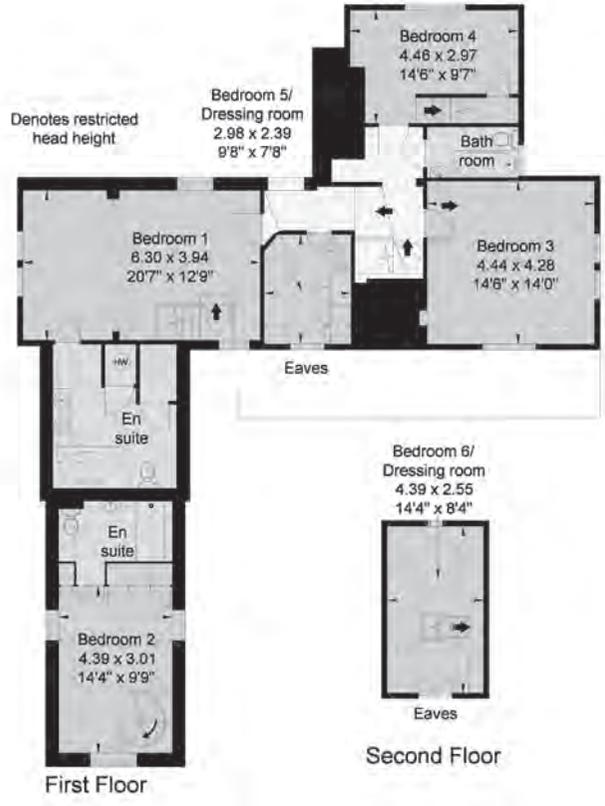
From the M40 (J15) take the A46 south towards Stratford-upon-Avon and turn immediately right across the dual carriageway onto the B4403 signposted to Henley-in-Arden. Continue on this road and at the T junction turn left onto the A4189 signposted to Claverdon and Henley-in-Arden. Continue along this road, past the railway station and turn left onto the Church Lane. After about a third of a mile turn right onto Langley Road and then bear left into Breach Lane. Proceed past the primary school to the end of Breach Lane and Breach Manor will be on your right.





Ground Floor

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.



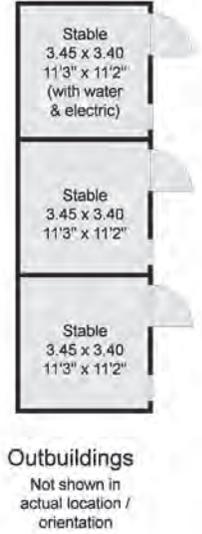
First Floor

Second Floor

Breach Manor Claverdon



First Floor Above Garage



Outbuildings  
Not shown in actual location / orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 276 sq m (2,971 sq ft)  
 Outbuildings: 115 sq m (1,240 sq ft)  
 Total: 391 sq m (4,211 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
 ma/12267

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.04.2021





# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



**JAMES PRATT**  
ASSOCIATE ESTATE AGENT

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
158 Parade, Leamington Spa, Warwickshire CV32 4AE  
07540 649 103 | [james.pratt@fineandcountry.com](mailto:james.pratt@fineandcountry.com)

