



Clover Bank House, Stratford Road,
Wootton Waven B95 6AP

Guide Price
£2,500,000



CLOVER BANK HOUSE

Situated conveniently for Henley in Arden and Wootton Wawen centres, this expansive detached house presents a rare opportunity to acquire a substantial property with immense potential. Perfectly positioned within a tranquil and charming setting of approximately 8 acres comprising formal gardens, private hideaway, and surrounding paddock, this residence offers a unique canvas for those looking for a large family home close to local amenities.

Boasting a generous footprint, the property currently comprises of at least 14 spacious bedrooms, each flooded with natural light, providing ample space for family members, guests, or the possibility of creating dedicated workspaces, children's playrooms, teenager areas, hobbies rooms, or guest accommodations. In recent years this substantial home has been utilised as a multi-occupancy residence but has lots of potential to take it back to being a five / six bedroom home, obviously to suit the new owners' lifestyle and requirements. The ground floor equally has lots of flexibility, with stunning open plan living, stylish modern features and still offers further potential to enhance to suit individuals' needs. In addition, the detached garaging benefits from a self-contained suite, so perfect for guests and overnight stays.

The detached nature of the home ensures privacy and freedom, set within its own grounds, allowing for the further creation of beautiful relaxing and entertaining areas or children's recreational spaces. The local area is renowned for its quintessential English country charm, complete with scenic countryside views, historic character, and easy access to essential amenities and schools, making it an ideal location for those seeking country living combined with convenience.

Whether you are looking to transform it back into a grand family residence with a more traditional layout, the possibilities are endless with a house of this size and scope. The large footprint allows for extensive customisation to incorporate flexible living areas and any other special features you may desire.

With its commanding presence and remarkable size, this large detached house is a rare offering on the market. If you are searching for a property that offers space, privacy, and a chance to purchase your dream forever home in one of Warwickshire's most desirable areas, this is an opportunity not to be missed.







Contact us today to arrange a viewing and explore this incredible property. Embrace the chance to make this impressive house your own and benefit from the tranquillity and community spirit that Wootton Wawen and Henley in Arden provides. Whether you are an investor, or a large extended family, this property invites your imagination and commitment to unlock its full potential.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, PRIVATE SEPTIC TANK DRAINAGE, AND LPG HEATING connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

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.

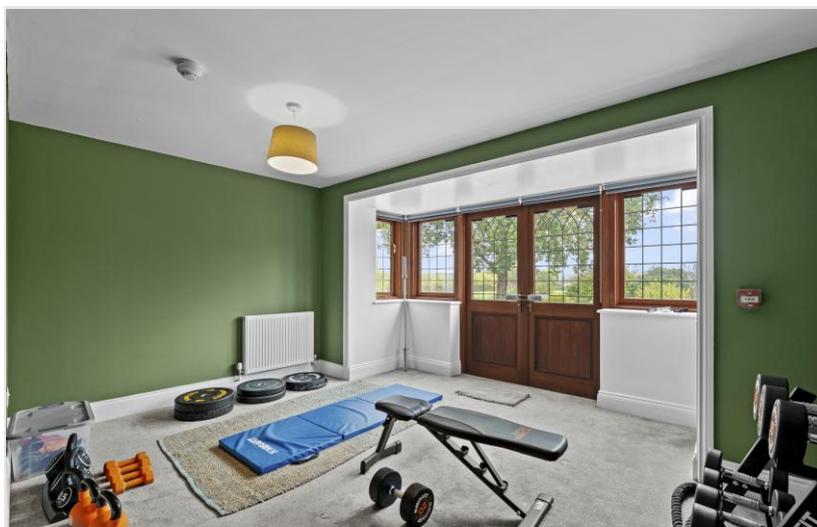
COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



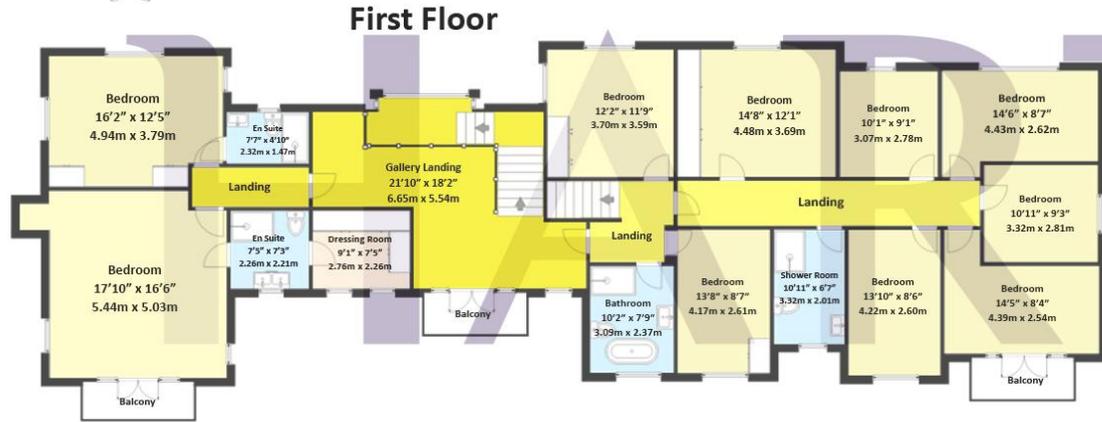
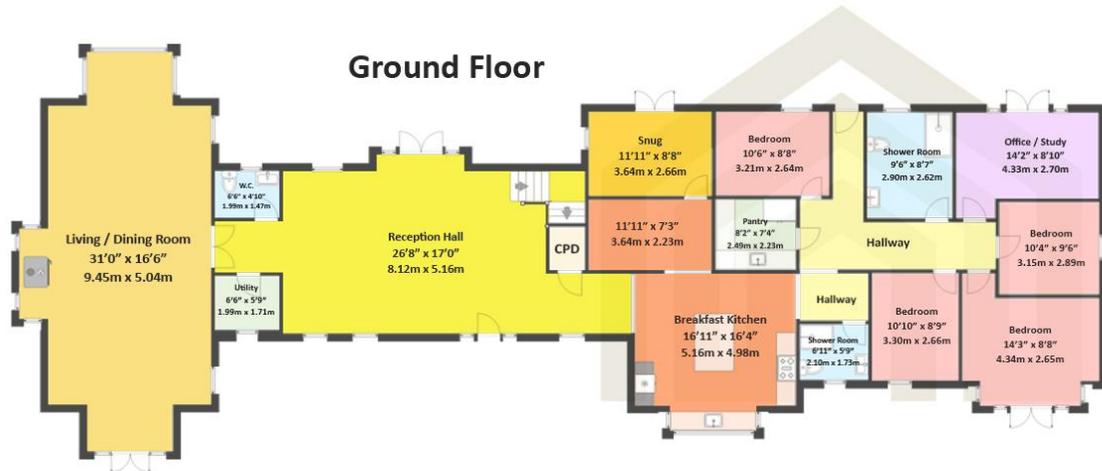






Total Internal Accommodation 567.80 square metres / 6,112 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	42
England, Scotland & Wales		EU Directive 2002/91/EC	



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