

VAUGHANREYNOLDS
ESTATE AGENTS

Blackcliffe Cottage
Blackcliffe
Binton

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Blackcliffe Cottage, Blackcliffe, Binton, Stratford-Upon-Avon, Warwickshire, CV37 9UB

A striking detached riverside home in a secluded leafy, edge of village setting. GIA 7,403 sqf

- Five Reception Rooms
- Equipped Family Kitchen
 - Six Bedrooms
- Family Bathroom & Two En-suite
- Inspiring Indoor Heated Swimming Pool Complex
- Versatile Lower Ground Floor, Bedroom Six, Sauna & Stores
 - Triple Garage & Stores
- Delightful Mature Gardens Circa 2 Acres
- Extensive River Frontage & Boat House
 - Stable Block



	
5	6
	
3	2.00 acre(s)

Occupying one of the most idyllic leafy settings, abutting approximately 100 meters of river frontage and commanding uninterrupted views towards the River Avon and beyond, this impressive, detached property has been thoughtfully extended and improved over time, and is now a truly inspirational family home.

There is an abundance of space, with a highly versatile combination of rooms that would serve a multitude of modern-day family needs, all designed to enjoy the magnificent views and embrace a way of life that is rarely found in such a convenient location. The popular village of Welford on Avon is just moments away, with wider facilities available in nearby Stratford upon Avon, Alcester and The Cotswolds.

From the indoor heated swimming pool complex to the extensive gardens and waterside setting with riparian rights, this lifestyle home delivers on every level and should be viewed to be fully appreciated.

Approached via a discreet driveway in the heart of Blackcliffe, which as you progress, opens up to the surrounding mature gardens with the River Avon forming its idyllic backdrop, the winding drive leads to a courtyard parking area and the house sits proudly with its elevated due south facing rear aspect. Entering you are greeted by an inviting reception room, with staircase leading to the upper floor and a semi open plan flow through to the principal reception spaces.



The drawing room is an impressive space with high ceilings and dual aspect windows. Exposed beams and a feature inglenook fireplace provide characterful focal points, and French doors lead out to the garden. There is also a separate music room providing a cosy space to unwind.

The heart of this home is the impressive semi open plan family room, kitchen, dining room and living room with two wood burners. Ergonomically designed to create four zones with a seamless flow, this is the perfect space for large families to congregate for day to day life, and when hosting parties. The bespoke fitted kitchen overlooks a generous dining area with an expanse of trifold doors to rear overlooking the gardens and river beyond. This amazing space leaves a lasting impression, as will the view from the terrace.

An inner hall and secondary entrance provides access to a useful office serving as an ideal space for home working or hobbies, and a

further hall provides access to a WC, shower room, utility room and the pool complex. This truly remarkable space has been constructed to provide a vast leisure suite, flooded with natural light with a generous heated pool, raised hot tub and ample space around for seating. A spiral staircase leads down to a versatile lower ground floor, with bedroom six, sauna, cold room, and stores. From here, you can access the garden.

The first floor can be accessed via two staircases, with the dominant side comprising four double bedrooms, family bathroom and a separate WC. This includes the main bedroom, which boasts a walk out rooftop balcony and en-suite bathroom. There is a further double bedroom with en-suite bathroom which is independently accessed by its own stairwell and could serve as an ideal guest suite or staff accommodation. In all, the accommodation extends to approximately 7,403 sqft to include pool complex and garaging.





Externally, the property sits well within its mature plot, that in all extends to approximately 2 acres. Designed to embrace the river side setting and amazing views, there are various areas of terracing spread over different levels, providing a variety of options for alfresco dining in the summer months. Interspersed trees, raised beds and rolling lawns provide interest and depth to the grounds, and give an established, parkland feel. With approximately 100 meters of river frontage, you can enjoy a myriad of water based activities, and further benefit from mooring and fishing rights. A boat house provides shelter for your vessel and easy access to cruise along the Avon to your chosen destination.

There is a stable block and also a triple garage, and stores located in the principal parking for three vehicles outside the main land off the private roadway.

Binton is a pretty village, set in the Avon Valley a short distance from the historic market town of Stratford upon Avon with its local amenities and facilities, and close to Welford on Avon and the gateway to the Cotswolds. There are good schools in the area including King Edward V1 and Shotton. Kings High School for girls at Warwick and Warwick Boys' School are highly regarded independent establishments.

The area is rich in leisure and recreational amenities, and Stratford is home to the Royal Shakespeare Company. Junction 15 of the M40 motorway is some eleven miles away giving easy access to the national motorway network, Birmingham International Airport and Railway Station, the National Exhibition Centre and major commercial centres of the West Midlands.



GROUND FLOOR

Drawing Room

24'3" x 18'8" (7.4 x 5.68)

Family Room

28'6 x 14' (8.69m x 4.26m)

Dining Area

11'5 x 43'7 (3.48 x 13.27)

Sitting Room

19'7 x 14'2 (5.96 x 4.31)

Kitchen

12'8 x 16'8 (4.51 x 5.23)

Music Room

11'7" x 17'2" (3.63x 5.23)

Hall

Study

9'2 x 13'9 (2.8 x 4.2)

Utility Room

7'7" x 6'11" (4.06 x 3.97)

WC & Shower Room

Plant Room

13'4 x 13 (4.06 x 3.97)

Pool Room

48'6 x 33'6 (14.78 x 10.21)

LOWER GROUND FLOOR

Bedroom Six/Guest Suite

14'6 x 10'11 (4.42 x 3.32)

Cold Store/Wine Cellar

17'10" x 10'8" (5.44 x 3.25)

Sauna

FIRST FLOOR

Bedroom One

24'3" x 18'8" (7.40 x 5.68)

Bedroom Two/Guest Suite

21'6 x 13'9 (6.54 x 4.20)

Bedroom Three

14'3 x 14'2 (4.34 x 4.31)

Bedroom Four

14'6 x 14" (4.42 x 4.26)

Bedroom Five

9'4 x 17'2 (2.85 x 5.23)

Stable Block

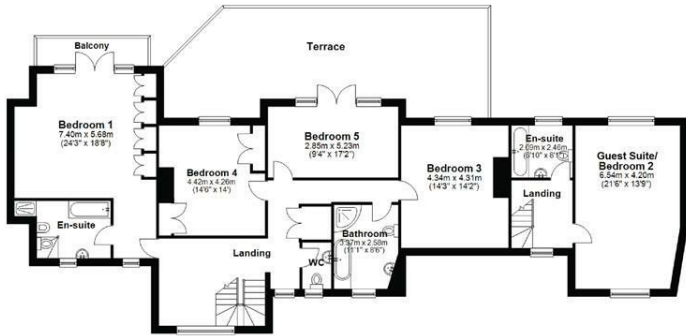
Triple Garage

17'10" x 32.4" |(5.44 x 9.85)

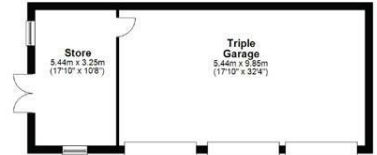




First Floor
Approx. 174.5 .sq.metres (1877.8 sq. feet)



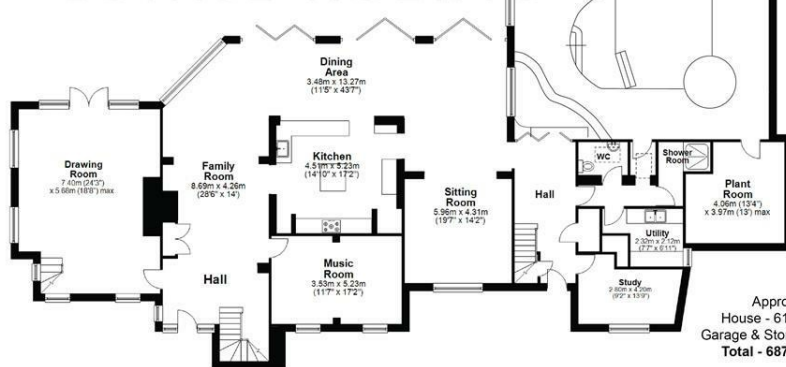
Triple Garage & Store
Approx. 71.8 .sq.metres (772.7 sq. feet)



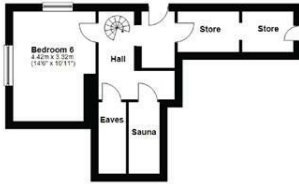
*Not shown in actual location or orientation relative to main dwelling

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Ground Floor
Approx. 404.1 .sq.metres (4350.0 sq. feet)



Lower Ground Floor
Approx. 37.4 .sq.metres (402.7 sq. feet)



Approx Gross Internal Floor Area
 House - 616.0 .sq. metres (6630.5 sq. feet)
 Garage & Store - 71.8 .sq. metres (772.7 sq. feet)
Total - 687.8 .sq. metres (7403.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electric, water and drainage are understood to be connected to the property. Oil Fired central heating.

Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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