



VAUGHANREYNOLDS
ESTATE AGENTS

The Malt House
Charlecote, Stratford-upon-Avon, CV35 9EW



The Property

Nestled in the charming village of Charlecote, located on the outskirts of Stratford-upon-Avon, this area is celebrated for its scenic rural walks and the impressive Charlecote Park Estate, which is situated across from the property. This beautiful Grade II listed period residence is brimming with character and charm, offering an abundance of tastefully presented living spaces throughout.

With a surprisingly spacious layout, a lovely landscaped garden, vegetable garden and orchard, this remarkable 17th-century home truly needs to be seen to be appreciated. The property features an enclosed lobby accessible from the rear, leading into a stunning farmhouse-style dining kitchen designed for a sociable atmosphere while entertaining guests and preparing meals. There is plenty of storage available, complemented by marble work surfaces and a gas fired Aga. From this area, you can access both the garden and informal living area. The principal bedroom and family bathroom are also on the ground floor

There is a separate one-bedroom annex to the ground floor which has its own private entrance, kitchen, living/dining area, bedroom and shower room.

On the first floor, a central landing grants access to a vaulted living room with feature open fire and dual aspect windows, there are three character-rich bedrooms, one of which is currently used as an office, and a spacious family shower room.







The property is beautifully situated within its established leafy grounds, featuring a spacious formal garden primarily laid to lawn, complemented by a diverse array of trees, shrubs, and flowers that enhance the feeling of privacy and seclusion. The gardens are taken care of by an automated watering system that gets its supply from a borehole. Additionally, there's an external sensor lighting system installed. A gravel driveway allows for parking multiple vehicles, a double car port and single garage, all within approximately 1.35 acres.

The Location

Charlecote is a pretty village lying 5 miles south of Warwick and 4 miles east of Stratford-on-Avon, with its many attractions and amenities. Most of the village is a conservation area, and includes the 16th-century country house, Charlecote Park surrounded by its own deer park, on the banks of the River Avon.





3



5



3



1.35 acre(s)



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: All mains services are understood to be connected to the property.

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk