



VAUGHANREYNOLDS
ESTATE AGENTS

The Paddocks Warwick Road
Black Hill, Stratford-Upon-Avon, CV37 0PF



Property Description

The Paddocks is located towards the outskirts of Stratford upon Avon, ideally positioned to take advantage of the many amenities at hand and easy transport links to further afield. Occupying a generous plot extending to circa 1.5 acres, the property sits well, surrounded by mature gardens and boasts far reaching views to rear over the adjoining countryside, Welcombe Hills and obelisk. With two timber lodges, the property also offers potential to house a multi-generational family, or to generate an income via holiday lets, something that the current owner has had great success with. Viewing is strongly recommended to fully appreciate all aspects of this wonderful home.

Entering the property via remotely operated gates, you proceed down a gravelled drive, flanked by lawns, to a feature island, turning place and extensive parking. Passing a detached double garage, you enter the property and are greeted by a welcoming reception hall. There are three reception rooms providing a high level of versatility, with the main boasting dual aspect windows, doors to rear and feature fireplace with inset log burner. The spacious family dining kitchen is well appointed with a comprehensive range of wall and base units, complemented by contrasting marble worksurfaces over, gas fuelled AGA and tiled flooring throughout. There is ample space for a large dining table and chairs and French doors lead out to the rear garden.



To the first floor, a central landing provides access to each of the four double bedrooms and the principal bathroom. Two bedrooms also enjoy en-suite facilities and the main bedroom has a Juliet balcony to rear, commanding amazing distant views.





Lodge 1

A substantial detached lodge with an impressive open plan living, dining and kitchen space, enhanced by a feature log burner, semi vaulted ceilings and pleasant views of an enclosed garden. There are two double bedrooms and an equipped bathroom.

Lodge 2

A cosy detached lodge with an open plan living and kitchen space, double bedroom and bathroom.

Externally, the gardens surround the property to all sides, providing a mature formal garden with terracing, lawn and well stocked beds. There is a private lawned garden to Lodge 1, and two further enclosed paddocks. The first has a mature planted orchard, the second is more of a working space, supported by a large covered barn and garden shed. Both paddocks have independent access from the main driveway, helping to provide a greater degree of versatility. In all the plot extends to approximately 1.5 acres.

It should be noted that planning permission was granted in 2004 (04/00676/FUL) for the replacement of the double garage with a two storey pitched roof extension, providing additional bedrooms, utility and garaging. In 2013, planning was also approved (13/01852/FUL) for an independent driveway and bell mouth onto Warwick Road.



Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities.



3



4



3



1.50 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.

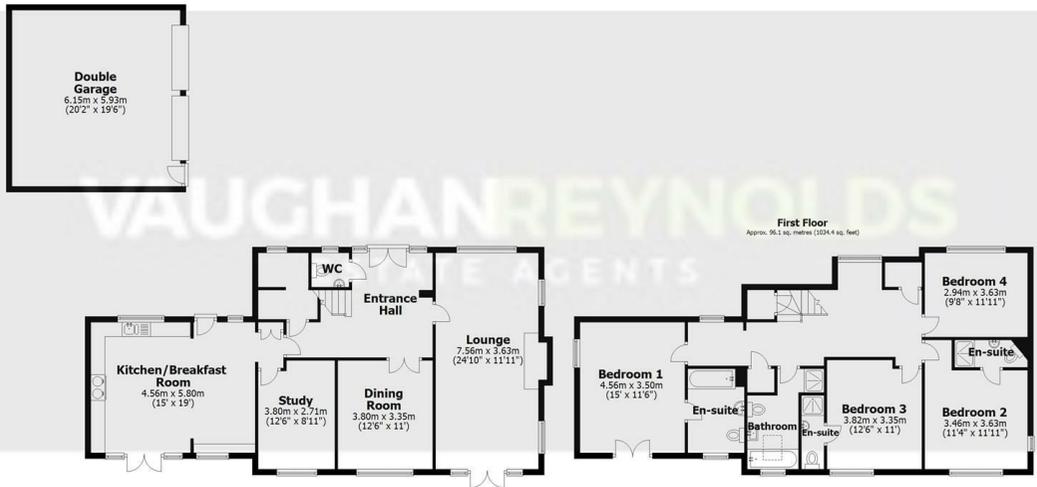
Services: Mains services are understood to be connected to the property. Drainage is private, via a septic tank.

Local Authority: Stratford-upon-Avon Council Tax Band F

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. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Ground Floor
Approx. 100.7 sq. metres (1094.6 sq. feet)



Total area: approx. 197.8 sq. metres (2129.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Lodge 1

Approx. 36.5 sq. metres (392.5 sq. feet)



Lodge 2

Approx. 55.7 sq. metres (599.3 sq. feet)



Total area: approx. 92.1 sq. metres (991.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	50	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk