

VAUGHANREYNOLDS
ESTATE AGENTS

Sunways, New Road
Alderminster

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



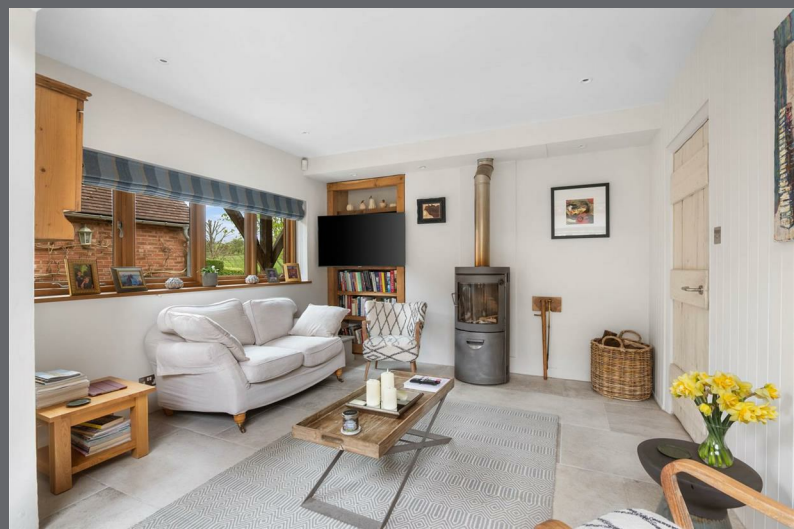
Sunways, New Road, Alderminster, Stratford-Upon-Avon, CV37 8PE

An Exceptional Country Residence

Set within the charming Warwickshire village of Alderminster, Sunways is a truly striking architect-designed detached home offering beautifully light-filled accommodation and a highly versatile layout. Thoughtfully conceived to embrace its idyllic surroundings, the property enjoys wonderful countryside views to both the front and rear, creating a sense of space, privacy and tranquillity.

Extending to approximately 3,404 sq ft, this substantial residence perfectly balances contemporary architectural design with the warmth and functionality required for modern family living.

- Reception Hall, WC & Cloaks • Impressive Sitting Room & Dining Room
 - Living Room & Study/Home Office
- Open Plan Kitchen Breakfast Room & Snug • Utility Room
- Four Good Bedrooms • Principal Bathroom & Two En-suite
 - Double Garage with Ancillary Accommodation Above
 - Expansive Mature Grounds Circa 0.75 Acre



	
4	4
	
3	0.75 acre(s)

Elegant & Light-Filled Living Spaces

A welcoming reception hall provides an impressive introduction to the home and leads seamlessly into the principal living areas. The generous sitting room is a wonderfully bright and inviting space, enhanced by a green oak, south-facing glazed extension, woodburner and double doors opening onto the garden. The adjoining dining room also is equally well-proportioned and benefits from a similar architectural treatment, allowing natural light to flood in while framing delightful views of the surrounding grounds.

At the heart of the home lies a superb kitchen/breakfast room with woodburner, distinguished by its vaulted timber and glazed roof which creates both height and drama. The kitchen is fitted with an excellent range of cabinetry, a large larder cupboard and offers ample space for informal dining, making it ideal for both everyday living and entertaining. A useful utility room sits adjacent, while a flexible ground floor room provides the option of a home office or fifth bedroom. A cloakroom completes the ground floor accommodation.



Well-Appointed Bedroom Accommodation

The first floor continues the sense of space and light, with a carefully arranged layout of four bedrooms. The principal bedroom is particularly impressive, featuring fitted storage, an en suite bathroom and access to a private south-facing balcony, perfectly positioned to enjoy the rural outlook. Bedroom three also benefits from its own en suite and enjoys an east-facing balcony. Bedroom two and four share a well-appointed family bathroom. Each room has been thoughtfully designed to maximise both comfort and views.

Gardens and Grounds

Sunways sits comfortably within its generous plot of circa 0.75 acre and is approached via a driveway leading to a large turning circle, providing ample parking in front of the house and garage. All windows at the property are oak framed and double glazed. The gently sloping front garden is attractively landscaped with well-maintained lawns, richly planted borders and mature specimen trees, creating an appealing first impression.

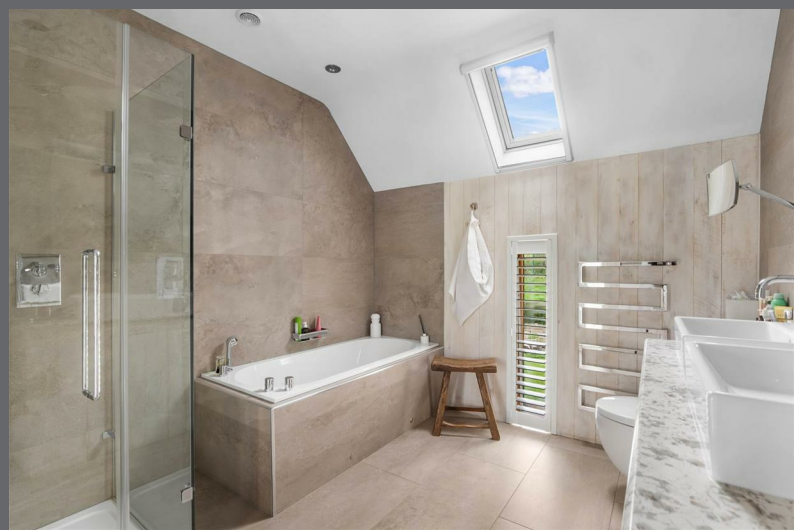
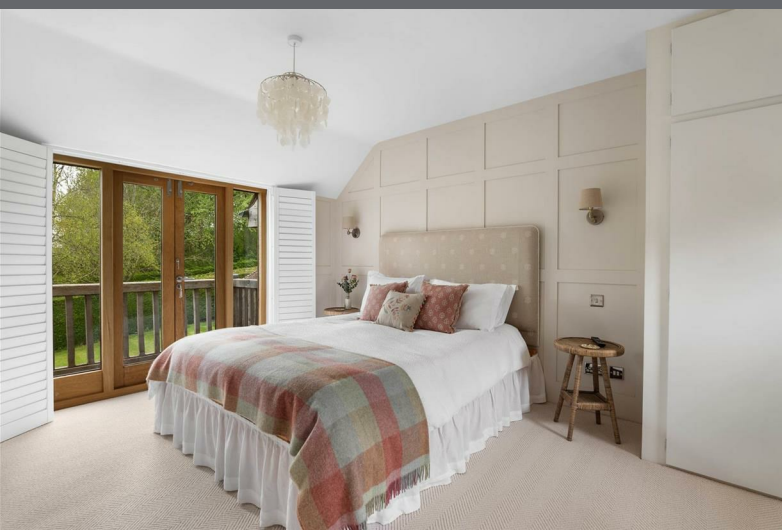




A paved pathway runs along the front of the house, while steps edged with shrubs and perennials lead down to a lower lawn. The gardens continue around the sides of the property to the rear, offering a variety of spaces to enjoy throughout the day. A paved terrace lies alongside the eastern elevation and provides a perfect setting for al fresco dining and outdoor entertaining, all within a peaceful and private environment.

Garaging & Outbuildings

In addition to the main house, the property benefits from excellent ancillary accommodation. There is a brick-built double garage with an adjoining workshop, above which sits a highly useful office space ideal for home working or creative use. A large detached timber shed further enhances the practicality of the property.



A Sought-After Village Setting

Sunways is ideally positioned within Alderminster, a picturesque village located close to Stratford-upon-Avon and Shipston-on-Stour. The village itself lies beside the River Stour and offers a quintessential English village lifestyle, complete with a historic church, village hall and a well-regarded gastro pub.

Shipston-on-Stour provides a range of everyday amenities, while Stratford-upon-Avon offers more extensive shopping, dining and cultural facilities, including a Waitrose supermarket within easy reach.

Connectivity & Lifestyle

The property is well placed for access to the wider region, with Stratford-upon-Avon approximately five miles away, Shipston-on-Stour six miles away and Warwick Parkway around twelve miles distant, offering mainline rail services to London. Birmingham is within comfortable driving distance and the M40 provides convenient access to the national motorway network.

The area is renowned for its excellent selection of schools, as well as a wide range of sporting and leisure pursuits, from racing and golf to theatre and countryside walks, making it an exceptionally desirable location for families and professionals alike.

A Home of Distinction

Sunways represents a rare opportunity to acquire a stylish and thoughtfully designed country home in a highly sought-after Warwickshire village. Combining architectural interest, generous accommodation and a beautiful semi-rural setting, it is ideally suited to those seeking a refined yet practical home within easy reach of key centres and transport links.





Ground Floor
 (3100/1021 sq. ft. net) (3100/1021 sq. ft. net)



First Floor
 (1014/1014 sq. ft. net) (1014/1014 sq. ft. net)



Total area approx. 3113.3 sq. ft. net (3113.3 sq. ft. net)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floor plan 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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: Mains water, electricity and drainage. Mains gas, underfloor heating to ground floor.

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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