



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Holly Tree House  
Binton, Stratford-upon-Avon, CV37 9TW



## The Property

Set discreetly behind an electrically operated sliding gate and a secluded frontage, Holly Tree House is an exceptional modern village home that combines striking contemporary design with beautifully balanced family living. Occupying a leafy and private plot in the sought-after village of Binton, this impressive, detached residence offers versatile accommodation perfectly suited to modern lifestyles.

From the moment you step inside, the home delivers a sense of light, space and sophistication. An inviting reception hall, complete with feature staircase, oak flooring and open sightlines to the principal living spaces, creates an immediate impression of quality and style.

Designed with both family life and entertaining in mind, the sitting room enjoys an abundance of natural light through dual aspect glazing, centred around a striking feature fireplace. Complementing this are two further reception rooms, including a formal dining room or family room and a beautifully appointed home office with bespoke fitted furniture — ideal for today's flexible working requirements.

At the heart of the home lies the stunning semi open-plan family kitchen; a superb social space thoughtfully designed around a granite-topped central island and breakfast bar. Extensive cabinetry and high-quality finishes are paired with a versatile adjoining area, perfect as an informal dining space or relaxed family seating area. A separate utility room and guest cloakroom complete the ground floor accommodation.

The first floor continues the home's impressive sense of space and design. A dramatic galleried landing with double-height ceiling and glazed atrium creates a wonderful focal point, while four generous double bedrooms offer luxurious and flexible accommodation. The principal suite is particularly impressive, featuring a private walk-out balcony overlooking the gardens and open rear aspect, alongside a dressing room and elegant en-suite bathroom. A second bedroom also benefits from its own stylish en-suite shower room, complemented by a beautifully finished family bathroom.







Outside, Holly Tree House sits comfortably within approximately 0.26 acres of mature landscaped gardens. The rear grounds enjoy an open aspect and provide a peaceful green backdrop throughout the seasons, with expansive lawns, well-stocked borders and thoughtfully designed outdoor entertaining spaces. A covered terrace seamlessly connects the house to the garden, creating the perfect setting for al fresco dining and social gatherings.

Adding further appeal is a superb, detached garden building extending to approximately 181 sq ft, currently arranged as a stylish home bar and hobbies room, offering exceptional versatility for a variety of future uses including a studio, gym or workspace.

To the front, the generous driveway provides extensive off-road parking, all securely positioned behind the remotely operated sliding gate.

Holly Tree House represents a rare opportunity to acquire a beautifully designed contemporary home in one of Warwickshire's most desirable village settings — offering privacy, versatility and refined modern living in equal measure.

### The Location

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 VI 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.





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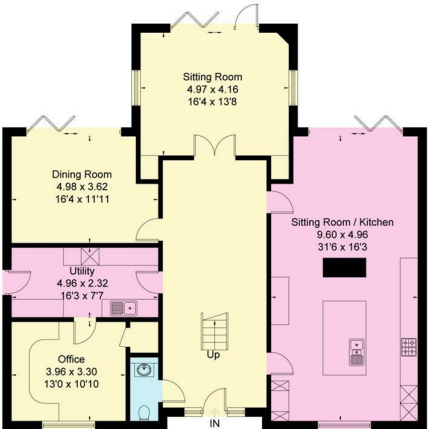
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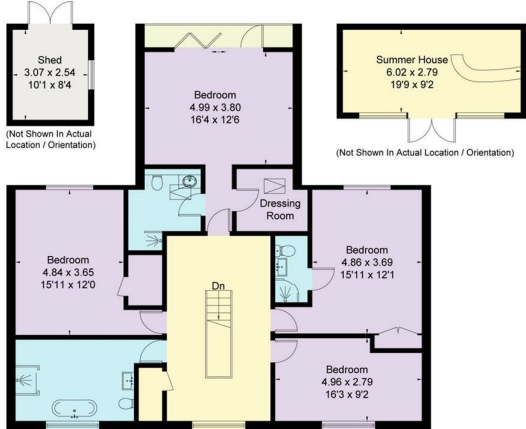
0.26 acre(s)

# GENERAL INFORMATION

Approximate Area = 278.5 sq m / 2998 sq ft (Excluding Shed)  
 Summer House = 16.8 sq m / 181 sq ft  
 Total = 295.3 sq m / 3179 sq ft



Ground Floor



First Floor

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.

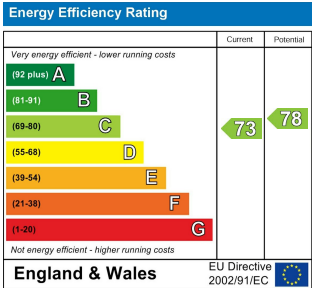
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage. Oil Fired central heating, under floor heating to the ground floor.

Local Authority: Stratford, Council Tax Band G

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