



VAUGHANREYNOLDS
ESTATE AGENTS

Rose Gardeners Cottage, Clopton
Stratford-Upon-Avon, CV37 0QR



The Property

Occupying a delightful position within the prestigious Clopton House Estate, Rose Gardeners Cottage presents a rare opportunity to acquire an attractive home surrounded by some of Stratford-upon-Avon's most beautiful private grounds. Forming part of the ancillary buildings serving this distinguished Grade II* listed country house, the cottage enjoys a peaceful and secluded setting, combining character, practicality and an enviable lifestyle just moments from the town centre.

Steeped in history, Clopton House has its origins in the 16th century and has long been associated with the influential Clopton family, whose legacy remains woven into the history of Stratford-upon-Avon. Today, residents enjoy the unique privilege of living within this remarkable estate, where beautifully maintained parkland, mature woodland walks and formal gardens create an exceptional backdrop that is seldom found so close to the town's amenities.

The cottage itself offers well-balanced single-storey accommodation, ideally suited to those seeking an easy-to-manage permanent residence, elegant lock-up-and-leave home or peaceful retreat.

A private entrance from the inner courtyard opens into useful lobby / utility space, with a separate daily use door from the rear, into a bright breakfast kitchen, leading through to a generous sitting room where dual-aspect windows frame attractive views and a feature recessed bank of shelving provides useful storage. An inner hallway serves two comfortable bedrooms together with a well-appointed family bathroom, creating a practical and thoughtfully arranged layout that is equally suited to everyday living or weekend escapes.

Outside, the residents benefit from en-bloc garaging, together with ample visitor parking. The garage is oversized and had been adapted to create a functioning workshop. The magnificent communal grounds surrounding Clopton House are exceptionally well maintained and provide acres of beautifully landscaped gardens, sweeping lawns, mature woodland and specimen trees, creating an idyllic setting that changes beautifully with the seasons. Meandering pathways invite peaceful walks through the estate, whilst the picturesque ornamental lake provides a tranquil focal point, complete with a dedicated barbecue and seating area where residents can gather with family and friends to enjoy the surroundings.

Enhancing the lifestyle further, residents also enjoy exclusive use of a private tennis court, offering a wonderful recreational facility that is rarely found in developments of this nature. Together, these exceptional amenities create a genuine sense of community whilst preserving the peace and exclusivity of the estate.



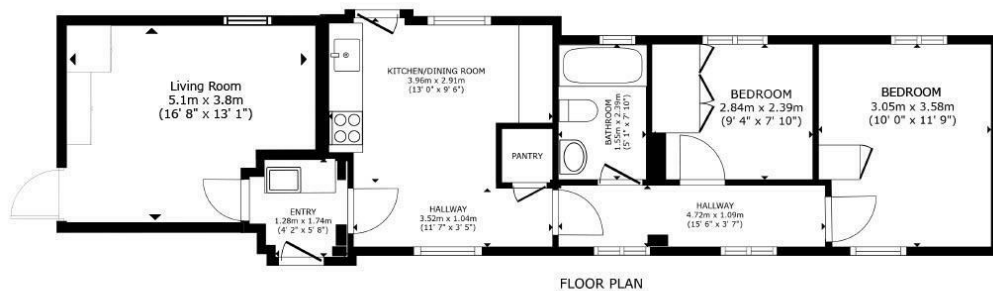
Rose Gardeners Cottage represents a genuinely rare opportunity to enjoy the charm of a character home within one of Stratford-upon-Avon's most historic and picturesque private estates. Combining the beauty of its surroundings with the convenience of nearby amenities, it offers far more than simply a home—it provides a lifestyle centred around the remarkable grounds of Clopton House, where lakeside afternoons, woodland walks, a game of tennis and beautifully maintained gardens become part of everyday life.

The 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. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

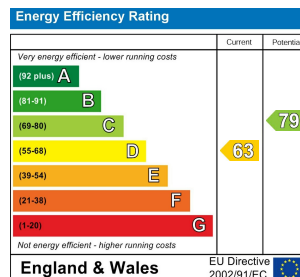
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





GROSS INTERNAL AREA
FLOOR PLAN: 698.4 sq.ft, 64.88 m²
TOTAL: 698.4 sq.ft, 64.88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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. NB. SOME OF OUR IMAGES HAVE BEEN ENHANCED USING CGI.

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 Share of Freehold of Clopton House - 999 years from 1999 with vacant possession upon completion of the purchase.

Estate Charge - £2345 per annum.

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

Local Authority: Stratford Council Tax Band TBC

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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