



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Oak House Dove Lane  
Temple Grafton, Alcester, B49 6NT



## The Property

Nestled discreetly in a quiet no through lane towards the fringe of Temple Grafton village, this bespoke home was built in 1975 and designed by the acclaimed architect PJ Cooke. Hugging the undulating landscape, this striking home boasts accommodation over three gentle levels, creating a versatile space that will appeal to buyers with a wide variety of needs. Filled with natural light and giving a sense of volume and presence, this property requires internal viewing to be fully appreciated.

Being set back from the lane beyond an inviting frontage with a sweeping gravel drive, you are greeted by generous parking and circulation area that draws you to the main entrance. There is a large detached double garage with two adjoining hobbies rooms to the side and feature planting surrounding.

Entering the property via a covered vestibule, a reception hall has stairs rising to the upper floor, recessed ceiling spotlights and glazed doors off. The principal living room enjoys a real sense of space and volume, enhanced by its double height vaulted ceiling and impressive proportions. Dual aspect windows and doors provide ample light, featured arches expose the galleried family room and a recessed fireplace serves as a warming focal point.

The family dining kitchen is well appointed with a comprehensive range of storage, complimented by bank of appliances and ample prep space. Tiled flooring continues throughout and into a dining area and separate utility room.







To the first upper level, a central landing provides access to a useful study, a great room that could serve many purposes, but is currently utilised as a home office with bespoke fitted furniture. There is also a guest WC and en-suite double bedroom.

To the second upper floor, there is a large family room that further enhances the versatility of space. There are three further double bedrooms and a family bathroom. The main bedroom offers great proportions, has a bank of fitted wardrobes, an en-suite shower room and direct access to the garden through double opening glazed doors.

Externally, the property sits comfortably within a mature plot extending to approximately 0.7 acre. With undulating lawns, various paved seating areas and two water features, the gardens are designed to maximise the semi rural leafy setting and enjoy the countryside views. There is also a useful garden stores, workshop and gardeners WC.

N.B. Should you require more land, there is an option to take over the lease of a further 9 acres which abuts the south, south west boundary. For further information, please contact the agents.

Temple Grafton is a delightful, unspoilt Warwickshire village, nestling amidst undulating countryside and lying some six miles to the west of Stratford-upon-Avon. There is a local parish church and excellent junior and infant schools, and a well regarded local pub, The Blue Boar, together with the Golden Cross at Ardens Grafton.

Temple Grafton is well placed for access to Alcester and Stratford-upon-Avon, both of which contain comprehensive shopping and recreational facilities, and have first rate schooling at higher level.





3



4



3



0.70 acre(s)

# GENERAL INFORMATION

## Oak House, Temple Grafton



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.

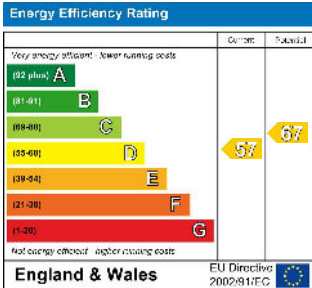
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, drainage and electricity are connected to the property, oil fired central heating.

Local Authority: Stratford Upon Avon, Council Tax Band G

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