



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Pool House, Alveston Leys  
Alveston, Stratford-Upon-Avon, CV37 7QN





## Property Description

Nestled within an exclusive enclave of other architecturally striking homes, in the heart of Alveston, an established riverside village located towards the outskirts of Stratford-upon-Avon, Pool House was constructed in 2017 by a locally acclaimed developer, who worked closely with an award winning architect to produce a truly inspirational home. The concept was born from the desire to create a property that was practical in terms of its ergonomics, meeting the needs of modern day family living, and blended, ultra modern design with natural materials that would allow the property to grow with its leafy surroundings, harmonising with nature. The combination of materials used, provide depth and texture to the façade, whilst high ceilings and clean lines give the feeling of space and volume internally, a timeless partnership.

Entering the house via a bespoke biometric security door, you are greeted by a double height hallway with 22' ceilings and a discreet, laminated CNC cut birch ply staircase to the upper floor. Oversized concrete tiles and oak topped flooring with under floor heating continues throughout and an open flow affords access to the various reception spaces. These include, a cosy snug / home office, fitted with bespoke shelving, window and glazed door set to side. There is a multi purpose hobbies room which is currently used as a gym, with further bespoke storage and access to outside.

Passing the guest WC, you enter a truly breath-taking, multi purpose living space, filled with natural light through an expanse of opening glazing to rear. Accommodating a seating area, dining and play zone, this versatile space really does deliver on all levels. There is a feature inset fire with exposed brick fascia and recess for a large TV, and a cool home bar and wine stores.

Continuing into the kitchen, this sociable space is fitted with a range of high quality units and Smeg appliances, centred around an imposing stone island with remotely operated roof lantern above. There is further space for a breakfast table and a full height pocket door leads through to another large, multipurpose reception room. An equipped utility / boot room and plant room completes the ground floor accommodation.











To the first floor, five good size bedrooms can be accessed via a central landing, along with a stylish principal bathroom and separate shower room. The main bedroom has been thoughtfully designed to offer his and hers dressing rooms and beautifully appointed separate en-suite bath and shower rooms. All bedrooms boasting vaulted ceilings and feature glazing throughout.

Externally, the property sits well within its mature plot which extends to approximately 0.37 acre. The rear garden is beautifully landscaped with an expanse of terracing, separate entertaining space with outdoor kitchen and interspersed lawns and planting throughout, which slowly rise to the boundary providing a green and highly secluded backdrop. A resin bound drive to front, provides ample off road parking, is flanked by lawn and sapling trees and leads to the attached double garage, where secure parking for two vehicles is provided beyond a remotely operated, insulated shutter door.

#### Specification

- Bespoke front door with Biometric entry system
- External uplighting, EV charging point, wi-fi controlled heating
- Cat 6 data cabling and remote access CCTV
- Wired for audio in gym, kitchen, family room and outside terrace
- Schuco windows and doors
- Under floor heating with mixed oak and concrete tiled coverings
- Smeg kitchen appliances
- Outdoor kitchen and built in pizza oven
- Due south facing garden
- Remaining term of build warranty

#### Location

Lying just two miles from Stratford-upon-Avon and bordered on three sides by the River Avon, the much sought-after village of Alveston enjoys an idyllic location set amidst attractive Warwickshire countryside. It offers a wide variety of character, period and modern cottages and houses, together with an historic church, village green and the highly regarded Ferry Inn. Local shopping facilities are readily available in Tiddington, about a mile distant.







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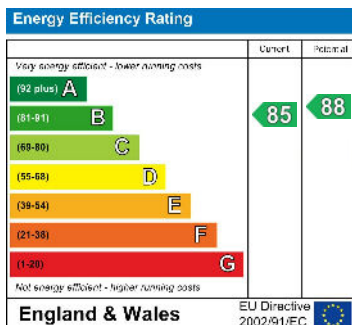




The Pool House, Alveston



Approximate Gross Internal Area  
 Ground Floor = 249.64 sq m / 2687 sq ft  
 First Floor = 153.19 sq m / 1649 sq ft  
 Garage = 43.72 sq m / 471 sq ft  
 Total Area = 446.55 sq m / 4807 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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

Local Authority: Stratford-upon-Avon, Council Tax Band H

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