

**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Church Lane  
Shottery

# 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



## 1 Church Lane, Shottonery, Stratford-Upon-Avon, CV37 9HQ

This striking detached period home, occupies a prominent position in the heart of Shottonery, a desirable village located towards the fringe of Stratford upon Avon town centre, so ideally positioned to take advantage of the countless attractions and amenities at hand. One of the former lodges to Shottonery Hall, this impressive property has been thoughtfully restored by the current owners, creating a truly inspirational, turn key home, blending its period charm with modern refinement and a design flair that will be widely appreciated.

Comprising a generous main house and a stylish self contained annexe, the property also affords a highly versatile plethora of accommodation, that could suit a variety of buyers needs, from multi generational living, to home working or sub letting, this rarely available home requires internal viewing to be fully appreciated.

- Reception Hall, WC & Cloaks
  - Lounge
  - Study
- Family Dining Kitchen
  - Garden Room
- Utility & Ground Floor Shower Room
  - Five Double Bedrooms
- Stylish Bathroom & Two En-suite
- Impressive Self Contained Annexe
  - Enclosed Gardens & Parking



### The Property

Being set dominantly along Church Lane, you access by car through two pillars, into a driveway and turning area. There is dedicated space for parking and imposing oak gates provide secure access and a high degree of privacy to the rear garden.

A paved terrace abuts a n area of manicured lawn, with various specimen

trees interspersed to boundary providing a pleasant, leafy backdrop. There is a substantial brick-built store and workshop and separate access to the annexe.

Entering the property, there is an inner hall and lobby providing access to a cloaks cupboard and ground floor shower room and WC. Solid doors lead off to a useful study / snug room, which has a feature period style fireplace, oak flooring and window seat in bay to front.



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Continuing through to the lounge, which is a great space with oak flooring throughout, inset log burner and bespoke fitted shelving. Double opening doors then lead through to the heart of this home.

The impressive family dining kitchen is the perfect space to enjoy hosting guests whilst preparing meals, and has been designed to afford a flexible approach to daily living due to its open plan flow of zones.

The kitchen itself is beautifully appointed with a comprehensive range of storage, complemented by shaker style doors and contrasting quartz worksurfaces over. A central island with breakfast bar provides a great working space and the range of branded appliances include an oven, microwave, induction hob, dishwasher and wine cooler.

The accommodation flows through to a super garden room, filled with natural light through dual aspect windows, velux roof lights and bi folding doors to the garden and additional enclosed courtyard. There is also a separate utility room.

To the first floor, a central landing with airing cupboard provides access to four double bedrooms and a stylish, high quality family bathroom. The main bedroom and guest bedroom also benefit from equally well appointed en-suite shower rooms, affording an appealing layout for larger families. There is loft access from bedroom three, to a partially boarded storage area.





## The Coach House

Having two access points, one from the garden of the main house and the other onto Shotton itself, this independent unit offers a wealth of cool, open plan accommodation over two floors. The living space flows seamlessly around a feature staircase, encouraging a sociable and flexible lifestyle choice of dining, seating, and home working. The kitchen is both modern and well equipped, so suitable for permanent occupation. The mezzanine bedroom has a feature vaulted ceiling and has access to a stylish ensuite shower room. There is pedestrian right of access on the Shotton side of the property. Historically, the annexe has been let out both short and long term and has a proven track record of generating a healthy income.





## GROUND FLOOR

Reception Hall

Shower Room

Study

3.36m x 3.02m (11' x 9'11")

Lounge

4.27m x 3.96m (14' x 13')

Kitchen/Diner

4.11m x 6.94m  
(13'6" x 22'9")

Garden Room

3.94m x 4.43m (12'11" x 14'6")

Utility Room

## FIRST FLOOR

Principal Bedroom & En Suite Bathroom

4.51m x 4.30m (14.10" x 14'1")

Guest Bedroom

4.08m x 3.51m (13'5" x 11'6")

Bedroom Three

4.08m x 3.33m (13'5" x 10'11")

Bedroom Four

4.30m x 2.64m (14'1" x 8'8")

THE COACH HOUSE (ANNEXE)

5.98m x 7.09m (19'7" x 23'3")

Bedroom

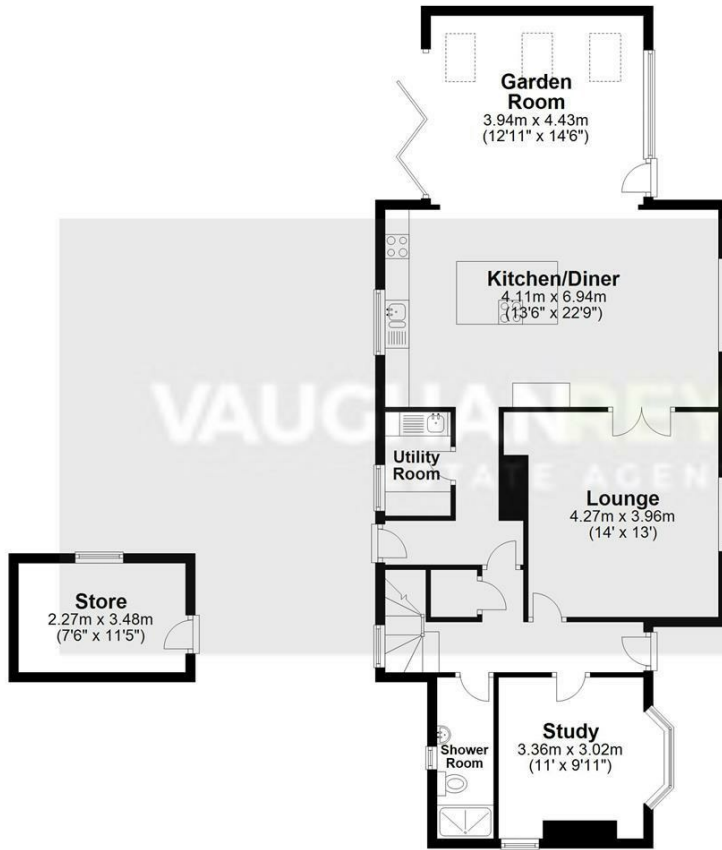
3.38m x 3.46m (11'1" x 11'4")

STORE

2.27m X 3.48m (7'6" X 11'5")



**Ground Floor**  
Approx. 98.4 sq. metres (1058.8 sq. feet)



**First Floor**  
Approx. 78.7 sq. metres (846.9 sq. feet)



Total area: approx. 177.0 sq. metres (1905.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

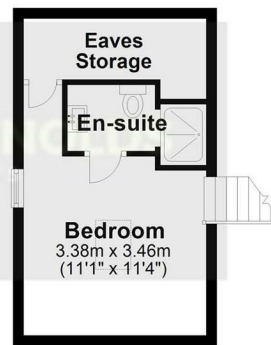
**Ground Floor**

Approx. 42.4 sq. metres (456.4 sq. feet)



**First Floor**

Approx. 16.0 sq. metres (172.3 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)

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Plan produced using PlanUp.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Main House

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Coach House



## 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 F

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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