

VAUGHAN REYNOLDS
ESTATE AGENTS

3 Paddock Leys
Whatcote, Warwickshire, CV36 5FA



Nestled in the picturesque village of Whatcote, this exclusive collection of five luxury detached homes offers an exceptional blend of timeless elegance and modern comfort. Designed to harmonise with the rural landscape, these stunning homes feature a mix of beautifully crafted stone and brick exteriors, reflecting the character of their idyllic surroundings.

With a choice of three, four, and five-bedroom homes, each property boasts spacious interiors, high-specification finishes, and carefully considered layouts, perfect for contemporary family living. Expansive gardens, private driveways, garaging and breathtaking countryside views complete this rare opportunity to own a home in one of Warwickshire's most sought-after locations.

Experience the perfect balance of tranquillity and connectivity, with local amenities including The Royal Oak, a Michelin stared fine dining restaurant and pub, and transport links all within easy reach.

Discover the beauty of rural living at The Paddocks – where luxury meets the countryside.

Local Connection Terms

The property is subject to a Section 106 local connection clause. This means it must be marketed exclusively to buyers who meet the local connection criteria for a minimum period of 12 weeks from the date it is first listed. If no qualifying buyer is secured during this period, the property may then be offered for sale to any buyer.

A person will benefit from a Local Connection if he/she is any age during the period of when the local Market Unit is marketed by way of the Local Marketing Strategy AND satisfies any one or more of the following criteria:

1. He/she was born in the parish of Whatcote whose parents resided in the parish at the time of birth, or

2. He/she currently lives in the parish of Whatcote and has done so for at least the past 12 months, or

3. Used to live in the parish of Whatcote for not less than 3 years, or

4. Currently work in the parish of Whatcote and has done so for at least the past 12 moths for not less than 16 hours per week on average, or

5. Currently has a close family member (mother, father, brother, sister, son, daughter) living and having their sole and permanent residence in the parish of Whatcote and who has done so for not less than 3 years

6. He/she inherits the Local Market Unit PROVIDED THAT where a person inherits a Local Market unit they shall be obliged to follow the requirements for future disposal and occupancy set out in Part 3 and Part 4 of this Schedule where they do not intent to occupy the Local Market unit as their sole and permanent residence and the Local Market nit shall only be occupied in accordance with the provisions of Part 32 of this Schedule.

7. He/she has a legal interest in a Local Market Unit acquired in accordance with the conditions of the Schedule and is or will be following legal completion ordinarily resident in the local Market nit PROVIDED that at least one current or previous member of their household shall satisfy or shall have satisfied one or more of criteria 1 to 5 above PROVIDED THAT the existence or otherwise of any current or previous temporary guests shall not be taken into account in determining whether a household contains or includes a person having a Local Connection.

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. N.B. Some of the images used may have been enhanced using AI.

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, electric are understood to be connected to the property. Air source heat pump.

Local Authority: Stratford-upon-Avon District Council TBA

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

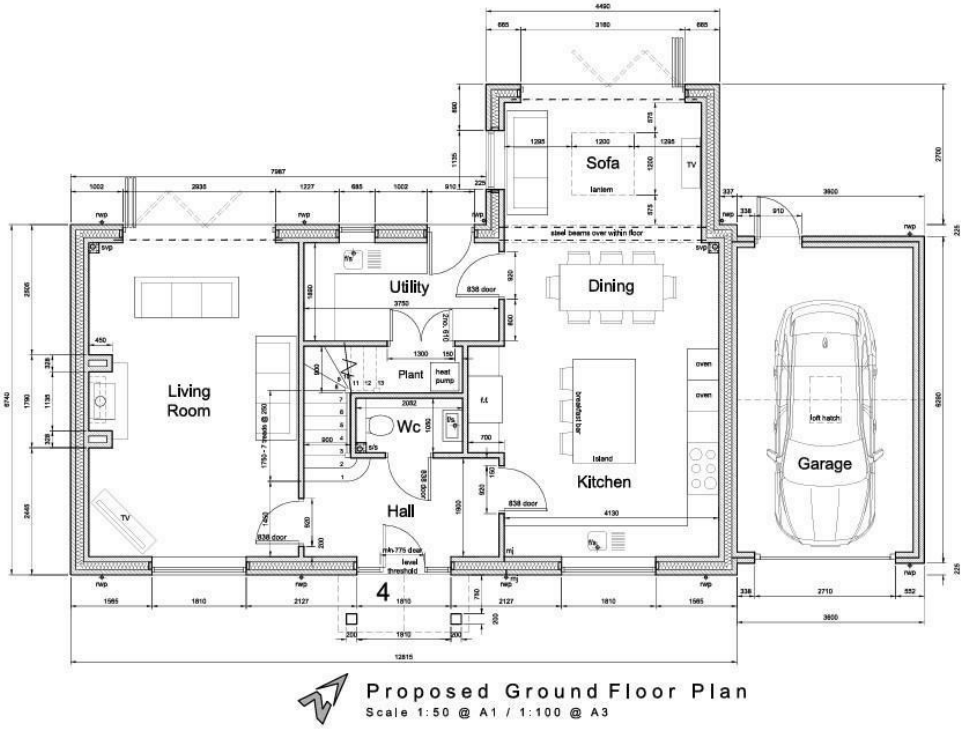
Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

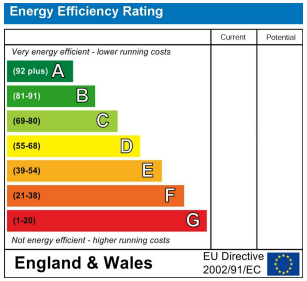
Mortgages: We can offer you free tailored mortgage and insurance advice, with the added peace of mind that you are being supported by professional industry experts, throughout the whole process. Immediate Mortgage Solutions offer a comprehensive, whole of market mortgage service, with no fees and no obligation. Please call Daniel Quinn on 07395 794 539 or contact by e-mail, dan@immediatemortgagesolutions.co.uk .

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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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Proposed Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



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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: , Council Tax Band

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.

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