

VAUGHANREYNOLDS
ESTATE AGENTS

Y-Not House, Campden Road
Clifford Chambers

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



Y-Not House, Campden Road, Clifford Chambers, Stratford-upon-Avon, Warwickshire, CV37 8LW

Occupying a delightful semi-rural setting between Stratford-upon-Avon and the North Cotswolds, Y-Not House presents an exceptionally rare opportunity to acquire a substantial country home with an established income stream and remarkable future potential. Extending to approximately 3.23 acres, this unique collection of properties offers a lifestyle purchase unlike many others, equally suited to multi-generational living, holiday accommodation, long-term investment or a combination of all three.

- * A Multi-faceted Development of Residential Property
 - * Convenient Semi Rural Location
- * Four Bedroom Detached Family Home with Self Contained One Bed Annexe
 - * Four One Bedroom Cottages
 - * One Two Bedroom Cottage
- * Extensive Garaging, Stables & Gated Parking
 - * Approximately 3.23 Acres in All
- * Ideal for Multi Generational Families or For Investment Purposes



8



11



9



3.20
acre(s)

Surrounded by mature grounds that create a wonderful sense of privacy, the property enjoys attractive open views across neighbouring countryside whilst remaining within easy reach of Stratford's extensive amenities, excellent transport links and the many attractions of the Cotswolds. The flexibility on offer is truly outstanding, allowing an incoming owner to tailor the estate to their own requirements, whether as a family residence with ancillary accommodation, an established hospitality business or a valuable investment portfolio.

The principal residence is an attractive detached family home set back from the road beyond an impressive in-and-out driveway, offering spacious and versatile accommodation

arranged over two floors. A later addition has created a substantial self-contained ground floor annexe which, if desired, can easily be reincorporated into the main house through an existing connecting opening.

A welcoming entrance porch leads into the reception hall, complete with guest cloakroom and staircase rising to the first floor. A versatile study, currently utilised as a bedroom, enjoys views to the side, whilst the heart of the home is undoubtedly the impressive kitchen. Featuring a striking double-height ceiling with galleried landing above, this inviting space is fitted with an extensive range of cabinetry, generous preparation surfaces and integrated appliances, whilst still providing ample room for everyday dining. A practical utility room sits alongside.



The generous living room is equally impressive, flooded with natural light from dual aspect windows and doors opening onto the gardens. Solid timber flooring and a substantial stone fireplace create a warm and welcoming atmosphere, making this an ideal space for entertaining or relaxing. Beyond lies the spacious self-contained annexe, comprising a large sitting room with open-plan kitchen, double bedroom and bathroom, offering ideal accommodation for relatives, guests, independent living or additional rental income.

The first floor continues to impress, with a galleried landing serving four well-proportioned double bedrooms and the family bathroom. The principal suite benefits from its own dressing area and luxurious en-suite bathroom, whilst a second bedroom also enjoys the convenience of an en-suite shower room.

Separate from the main residence is an attractive terrace of five self-contained cottages, creating a superb income-producing opportunity. Four of the cottages are thoughtfully designed one-bedroom homes, each offering an entrance hall, spacious open-plan living, dining and kitchen area with doors opening onto the gardens, together with a double bedroom and bathroom on the first floor.

The fifth cottage is larger in scale and provides particularly flexible accommodation, including an entrance hall, generous open-plan living, dining and kitchen space, a separate study or home office, two double bedrooms and a spacious bathroom. The cottages are currently operated as successful holiday accommodation, offering immediate income with scope for further enhancement and increased returns.





The grounds extend to approximately 3.23 acres and are beautifully varied, incorporating formal gardens, expansive lawns, paddock land and generous areas of hardstanding providing ample parking. A sweeping rear driveway allows easy access for larger vehicles, horseboxes and similar, leading through to the stables and paddock beyond.

Further enhancing the property's appeal, planning permission has been granted for the creation of six luxury holiday glamping pods (Planning Reference: 26/00593/FUL), presenting an exciting opportunity to significantly increase the estate's already impressive income potential.

Completing the estate is a substantial range of outbuildings, including extensive garaging capable of accommodating numerous vehicles, a separate detached garage/workshop and stable buildings, making the property equally appealing to car collectors, equestrian buyers or those requiring significant storage and workshop facilities.

Whether seeking an exceptional family home, an established hospitality business, a multi-generational estate or a rewarding lifestyle investment, Y-Not House offers a truly unique opportunity in one of Warwickshire's most desirable locations.



The Location

Clifford Chambers is one of the most sought-after village locations in the area with a charm all of its own. At the bottom of the village stands the impressive and historic Clifford Manor, this being just one of the many character properties in the village, with old and newer properties complementing each other. Situated just a mile and a half to the south of Stratford upon Avon, it is well placed for easy access to all the major centres of commerce and industry including Solihull, Henley in Arden, Warwick, Leamington Spa, Coventry and Birmingham. The National Exhibition Centre and Birmingham International Airport and Railway Station are all within easy travelling distance.

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.



The floor plan shows a three-story building with the following rooms and dimensions:

- Entrance Hall:** 2.18m x 1.77m (7'2" x 5'10")
- Open Plan Living Room/Kitchen:** 9.25m (30'4") max x 4.52m (14'10")
- Entrance Hall:** 2.18m x 1.64m (7'2" x 5'5")
- Open Plan Living Room/Kitchen:** 9.25m (30'4") max x 4.28m (14'1")
- Entrance Hall:** 2.18m x 1.74m (7'2" x 5'9")
- Open Plan Living Room/Kitchen:** 9.25m (30'4") max x 4.69m (15'5")
- Entrance Hall:** 2.18m x 1.76m (7'2" x 5'9")
- Open Plan Living Room/Kitchen:** 9.25m (30'4") max x 4.53m (14'10")
- Study:** 4.48m x 4.91m (14'7" x 16'1")
- WC:** 1.6m x 2.07m (5'3" x 6'9")
- Entrance Hall:** 4.05m x 1.56m (13'4" x 5'1")
- The Annexe:**
- Rear Garage:** 7.70m (25'3") x 4.95m (16'3") max
- Garage:** 6.56m x 5.16m (21'6" x 16'11")
- The Flat:** 6.94m x 7.61m (22'9" x 25')
- Bathroom:** 2.25m x 3.31m (7'5" x 10'10")
- Bedroom:** 4.47m x 3.69m (14'8" x 12'1")
- Living Room:** 8.86m (29'1") into bay x 4.43m (14'6")
- Kitchen/Dining Room:** 4.93m (16'4") x 5.02m (16'6") max
- Utility Room:** 1.76m x 3.52m (5'9" x 11'7")
- Study:** 2.88m x 3.52m (9'5" x 11'7")
- WC:** 0.20m x 2.29m (0'7" x 7'6")
- Entrance Hall:**
- Porch:**

The second floor is a symmetrical layout. On the left side, there is a Landing, a Bathroom (1.50m x 2.84m / 5'2" x 9'4"), and a Bedroom (3.52m x 3.55m / 11'7" x 11'6"). In the center, there is a Landing, a Bathroom (1.50m x 2.29m / 5'2" x 7'6"), and a Bedroom (3.52m x 3.73m / 11'7" x 12'3"). On the right side, there is a Landing, a Bathroom (2.00m x 4.96m / 6'7" x 16'3"), and a Bedroom (2.00m x 3.35m / 6'7" x 11'1"). The central part of the floor plan features a large Bedroom (6.24m x 4.52m / 20'6" x 15'0"), a Shower Room (2.37m x 3.55m / 7'9" x 11'8"), a Study/Dressing Room (2.20m x 3.70m / 7'3" x 12'2"), a Hallway, a Family Bathroom (2.55m x 4.43m / 8'4" x 14'6"), and a Balcony view of Kitchen (3.55m x 4.22m / 11'8" x 13'10"). There is also a Bedroom (3.86m x 3.50m / 12'8" x 11'6") and a Shower Room (1.50m x 2.29m / 5'2" x 7'6").

*Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using Planit.*



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

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

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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