



VAUGHANREYNOLDS
ESTATE AGENTS

Yew Tree House, Ford Lane
Langley, Stratford-Upon-Avon, CV37 0HN



The Property

Occupying one of the most desirable positions within the sought-after village of Langley, Yew Tree House is a charming detached period residence that has remained within the same family for two generations. Set well back from the lane behind mature planting and occupying an exceptional plot of approximately half an acre, this much-loved home presents a rare opportunity to acquire a character property in an idyllic setting, offering enormous potential to create a truly special village home.

Beautifully maintained throughout its lifetime, the property now offers the perfect blank canvas for sympathetic remodelling and modernisation, allowing a new owner to blend period charm with contemporary living. Extending to approximately 1,750 sq ft, the accommodation is generously proportioned, filled with character and enjoys delightful views across the surrounding gardens.

An inviting reception hall provides a warm welcome and flows effortlessly into a generous dining room overlooking the rear garden, creating an ideal space for entertaining and family gatherings. Adjoining this is a cosy snug, complete with an attractive inglenook fireplace, equally suited as a quiet sitting room, reading room or home office.

The principal living room is an impressive space, centred around a traditional brick fireplace and enjoying excellent natural light through windows and doors opening directly onto the gardens, creating a seamless connection between the house and its beautiful surroundings.

The kitchen is well equipped and provides access to an enclosed courtyard, whilst an inner lobby incorporates a cloakroom/WC before leading through to a highly versatile fourth reception room, offering flexibility as a hobbies room, studio, guest bedroom or ground floor bedroom if required.

To the first floor, a spacious landing gives access to three generous vaulted double bedrooms, each enjoying their own individual character, together with two well-appointed bathrooms.

Outside is where Yew Tree House truly comes into its own. The mature grounds are simply enchanting, beginning with a private terrace immediately behind the house before opening onto expansive lawns framed by established trees, colourful planting and deep herbaceous borders. Raised seating terraces provide peaceful vantage points from which to enjoy the gardens, while the mature landscaping creates a wonderful sense of privacy and seclusion rarely found.

A detached double garage is approached via a secondary driveway, complementing the generous parking available to the front of the property. Beyond the formal gardens, a charming covered walkway crosses a gently babbling brook, leading into an area of private woodland that feels wonderfully hidden away. Meandering pathways beneath the canopy of mature trees create a magical natural retreat, making this an exceptional setting for families, gardeners and those seeking a true escape to the countryside.

Yew Tree House is far more than simply a period home; it is an increasingly rare opportunity to acquire a substantial village property occupying remarkable grounds, combining timeless character, immense potential and one of the most idyllic garden settings in the area. For buyers looking to create their forever home in a prime Warwickshire village, opportunities such as this are seldom available.





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: Mains water and electricity are understood to be connected to the property. Oil fired central heating. Private drainage system.

Local Authority: Stratford-upon-Avon District Council Band E

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 .

VAUGHAN REYNOLDS

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.



4



4



2

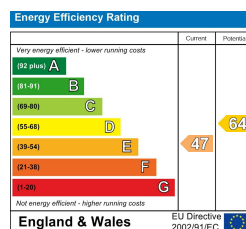


0.50 acre(s)



Total area: approx. 193.9 sq. metres (2087.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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 CGI.

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 understood to be connected to the property. Oil fired central heating.

Local Authority: Stratford, Council Tax Band E

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk