

CV37
7QU

DIAL HOUSE

ALVESTON

VAUGHANREYNOLDS
ESTATE AGENTS



DIAL HOUSE, CV37 7QU



A stunning, riverside residence, set in 1.5 acres of beautiful gardens.

The Dial House is a magnificent period residence with river frontage, in a prime village location. This exceptional and imposing detached property is believed to date back to the early 1900s and was designed to emulate classic Tudor architecture. It commands an enviable position in the heart of Alveston, a highly desirable riverside village located just 2 miles from the centre of Stratford-upon-Avon. It was further extended in the mid-1980s and now boasts an impressive 9,500 sqf in all and affords the versatility of space and layout that will appeal to a wide variety of buyers looking for a luxurious home, which offers them an idyllic 'lifestyle' home, including a magnificent leisure suite and ancillary outbuildings.





Set within stunning, mature grounds extending to approximately 1.5 acres in all, the property enjoys around 50 metres of river frontage to The Avon, complete with full riparian rights to enjoy, including the options for boating, fishing, paddle boarding and other water-based hobbies. This idyllic setting provides the perfect back drop to one of the county's most prestigious homes.

Discreetly nestled beyond a mature private frontage, double opening electric gates lead to a gravelled driveway, providing ample parking and access to a detached coach house and garage block. The drive up to the immaculately kept front gardens, with beautifully planted, mature flowering shrubs, trees and plants, create a memorable first impression. A lovely, detached coach house provides storage and a room above with the potential to be further updated and utilised for a variety of purposes.

Entering the house, you are greeted by an absolutely charming reception hall, complete with oak panelled walls and flooring, exposed beams, feature stone fireplace and a grand, principal staircase leading to the upper floor.

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‘You can’t help but be amazed at the impressive space and beautiful features of the lovely reception rooms of this wonderful home. You immediately get swept away by feelings of grandeur when you encounter the oak panelled wall and floors, exposed beams and feature stone fireplaces.’



Heavy panelled doors lead off to three impressive reception rooms. When entering the sitting room you are immediately taken aback by the generous space and grandiose feel, which is enhanced by part panelled walls, exposed timber floors, an imposing stone fireplace and feature glazing to three sides. A delightful bay window affords lovely views of the stunning garden.



The dining room is another generous space, currently used as a family snug with exposed beams and comfy seating surrounding an open fire. The study is an equally welcoming room, with exposed beams, an open fire and leaded window to front.





‘The delightful kitchen has an abundance of storage with beautiful, hand-painted door fronts and Quartz worksurfaces. A large, dual module AGA takes pride of place and accompanies a range of integrated appliances to suit all your culinary needs.’

Passing through an inner lobby with cloaks, WC and second staircase, you enter a beautiful, stylish kitchen, providing ample storage with hand-painted door fronts and contrasting Quartz worksurfaces, all surrounding a large, central island. Integrated appliances accompany a large, dual module AGA. Tiled flooring continues to a spacious breakfast area, which has a feature fireplace with exposed brick and inset log burner and French doors to the garden. From here you access the pleasant morning room, utility room and second WC.

To the first floor, a central landing provides access to four double bedrooms, a fully fitted dressing room and superb family bathroom with inset bath, large double shower and useful storage. The main bedroom suite comprises a large bedroom with feature bay window and fireplace and concealed door to a high quality en-suite bath and shower room, and staircase to an upper floor, lavish dressing room. Bedrooms two and three also have en-suite facilities and the fourth, a Jack and Jill arrangement to the principal bathroom. There are two further bedrooms and a shower room located to the second floor.



The leisure suite

The amazing leisure suite was constructed in the mid 1980's and designed to blend seamlessly with the high-quality build and vernacular of the main house. This vast space is further enhanced by high vaulted ceilings with exposed Canadian Oak truss and beams. The large, 13.0m x 6.6m heated pool is surrounded by non-slip tiles, and a recessed hot tub enjoys views of the rear garden through an expanse of glazing. Two independent mezzanine areas provide a gym space and games room, which currently houses a slate

bed snooker table. This lifestyle suite really does deliver and will appeal to those wanting to work on their fitness, relax or simply have fun. In addition, there is a sauna, changing rooms with shower and kitchenette to service the suite and pool.

A basement walkway provides access to the plant room and onward to the detached triple garage, which has a useful multi-purpose room above, ideal for those wishing to keep working and personal life separate, or potential space for a nanny or dependent relative.



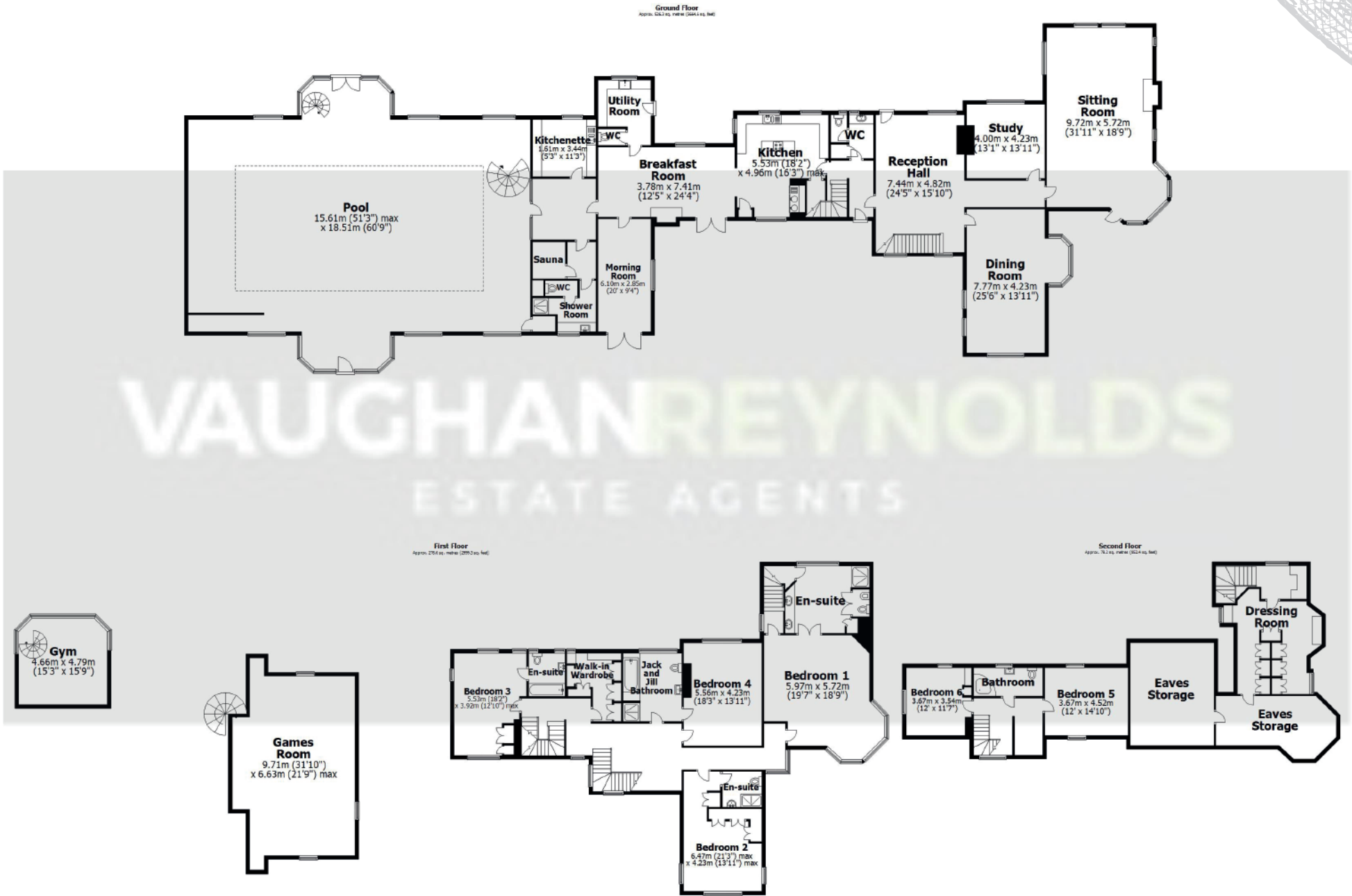
The property sits in extensive, beautiful, mature grounds amounting to approximately 1.5 acres in all. Laid mainly to lawn, the various planted areas contain a variety of shrubs and plants, affording an exceptional level of privacy. There is a delightful pond and water feature, ornamental garden and concealed area, which was the former tennis court.

Following the undulating lawns to the north east boundary, you are greeted by uninterrupted views towards the River Avon and countryside beyond. This idyllic backwater is the perfect place to enjoy a quiet moment, or drinks with friends in the summer months. A Sluss provides secure boat storage and a hard standing to depart from, with a paddle board, kayak or similar.

Location:

Lying just 2 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 range 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.

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, racecourse, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

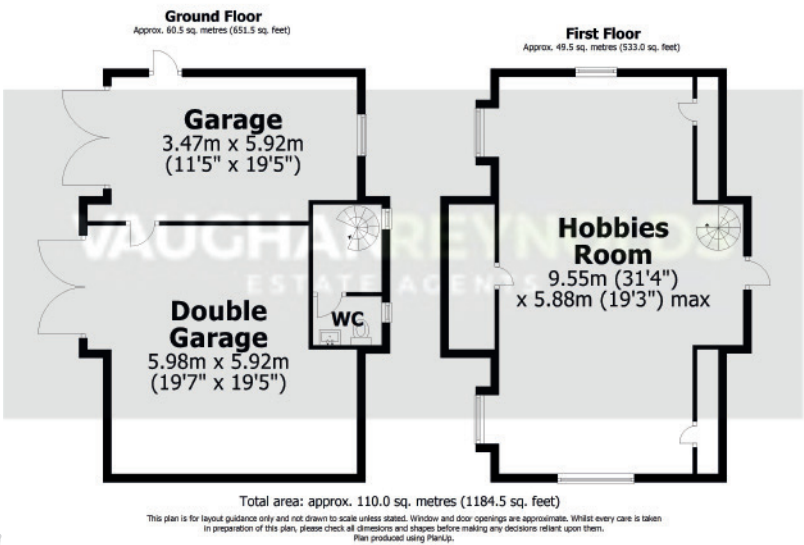


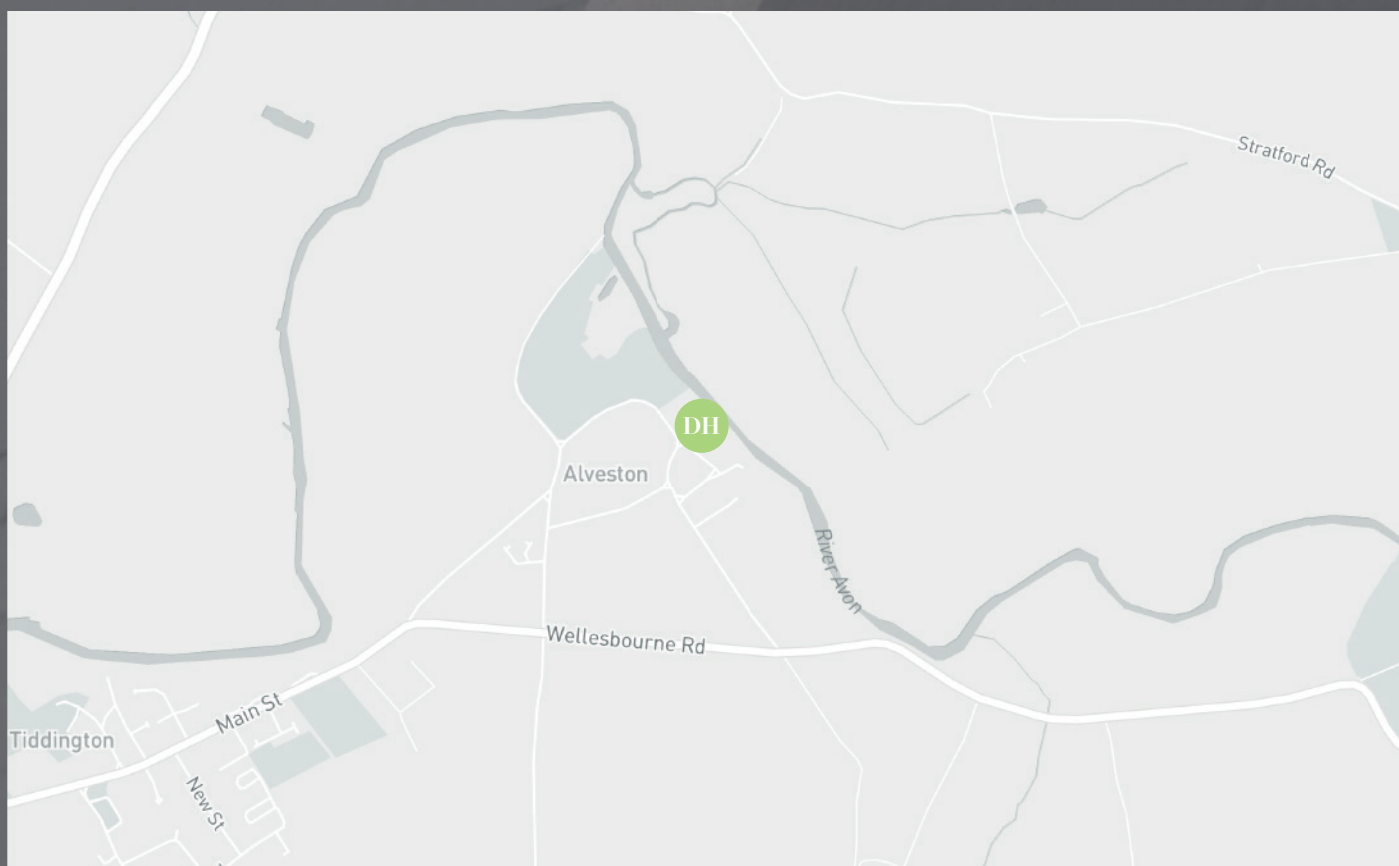
BY CAR

- 🚗 **Stratford upon Avon** _____ **2 Miles**
- 🚗 **Birmingham Central** _____ **38 Miles**
- 🚗 **London** _____ **100 Miles**

FOR THE COMMUTE

- 🚗 **Junction 15 of M40 (Longbridge Island)** _____ **7 Miles**
- 🚗 **Warwick Parkway** _____ **8 Miles**
- 🚗 **Birmingham Int. Airport** _____ **18 Miles**





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