



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Kissing Tree Way  
Alveston, Stratford-upon-Avon, CV37 7QT





Cadley House was constructed in 2017 and finished to an exemplary standard. It was designed to create an easy flowing, yet highly versatile family home, embracing neo Georgian architecture.

The striking period style façade allows the house to blend well within the established leafy surroundings in the heart of Alveston, a popular riverside village located on the outskirts of Stratford-upon-Avon. The owners took immense pride in creating a wonderful family home, which should appeal to a wide variety of buyers, in particular those seeking an abundance of flexible accommodation. Additional benefits include Gigabit Broadband connectivity, Cat 6 cabling for multi room sky, TV and audio / Sonos, underfloor heating, Mechanical Ventilation & Heat Recovery System (MVHR) and an excellent energy efficiency (B).

Cadley House is set back from a tree-lined road, beyond double opening gates and gravelled driveway frontage. This attractive double fronted, three-storey home sits beautifully within the plot and nestles discreetly into the mature leafy setting.

When entering the property, you are greeted by an inviting entrance hallway with staircase and delicate period-style balustrade leading to the upper floors. There is a useful cloaks cupboard and guest WC, together with double opening doors ahead, framing a delightful view of the rear garden. There are two generous reception rooms to front, comprising a cosy sitting room and principal drawing room, which boasts an imposing stone fireplace and freestanding gas stove. The high ceilings provide a feeling of space and the large, Georgian-style, weighted sash windows provide ample light and views of the surrounding greenery.

At the rear of the property, there are three impressive zoned areas, centred around a state of the art, bespoke and highly creative Siematic kitchen. This space is, without doubt, the heart of this home and offers the perfect place to hosts guests and entertain and is also equipped with a range of Miele appliances. The two adjoining rooms are semi open plan and serve as a more formal dining space and separate family room, but can be utilised in a variety of ways. Each room also enjoys double opening doors to the garden, allowing easy access and ventilation in the summer months. There is also a useful utility / laundry room with a range of fitted storage. From here you can access the oversized double garage with electric car charging point.

To the first floor, a central landing provides access to four double bedrooms. This includes the main bedroom which boasts a walk in dressing room and stylish en-suite bath and shower room. There is a further en-suite shower room to bedroom four, and a Jack and Jill bath and shower room to bedrooms two and three.

There are four further spacious rooms to the second floor, two of which are currently used as a study and TV room, together with a bathroom and sauna.

Externally, there is a pleasant, enclosed garden laid mainly to lawn, with a generous paved area offerings space for alfresco dining, all enclosed by mature planted evergreen borders. To the front of the property, a gravel drive provides parking for several vehicles and access to the double garage with electrically operated doors to front.

#### LOCATION

Lying only two 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. It is set amidst attractive Warwickshire countryside and 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. The nearby, luxury, Baraset Barn Hotel & Restaurant is another very popular attraction. 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, 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.







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0.00 acre(s)

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, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. 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

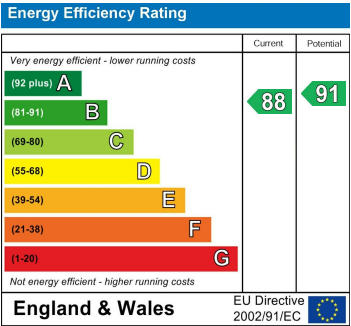
not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) 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. To complete our quality service, John Shepherd & Vaughan is pleased to offer the following:-

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

Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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