



VAUGHANREYNOLDS
ESTATE AGENTS

1 Alderminster
Alderminster, Stratford-upon-Avon, CV37 8NY



Property Description

Occupying a prominent position in Alderminster, a pretty south Warwickshire village on the outskirts of Stratford-upon-Avon, this attractive period home originally formed part of the Armscote Estate. It has since been taken into private ownership and further extended to create the wonderful home we see today.

Boasting a wealth of character filled accommodation, the space offers a versatile layout, which would suit a variety of buyers' needs, in particular those requiring good living space. One of the key features is the setting and the uninterrupted rural views to rear towards the undulating countryside, river and beyond.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation, which in brief comprises; Entrance lobby with stairs rising to the upper floor and solid wood doors off. The sitting room has dual aspect windows, including a feature bay to side, built-in period storage cupboard and a recessed Chesney log burner. The middle room serves many purposes but works well as a formal dining room if required, further enjoying French doors to the outside. Continuing through an inner lobby with WC, Cloaks and utility, you enter an impressive family room, filled with natural light through dual aspect windows and boasting fantastic views to rear - an ideal room with space for both seating and dining and tiled floors throughout.





An opening leads through to the kitchen space, which is sympathetically designed to offer a range of storage, contrasting worksurfaces over and an integrated oven, hob and extractor. There is space for a dishwasher and tall fridge freezer.

To the first floor, a central landing with velux roof window provides access to three bedrooms and the principal bathroom. The master bedroom further benefits from an en suite shower room and an additional room off, which could serve as a study, dressing room or occasional bedroom if required.

Externally, the property sits on a generous mature plot extending to approximately 0.23 acre. A shaped, gravel drive provides ample parking and access to a detached garage with power. Lawns extend to mature filled borders and there is a garden shed and greenhouse, both with power. To the rear of the property, a tiered terrace provides the perfect space to enjoy alfresco dining whilst soaking up the amazing rural views.

Location

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village together with The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.





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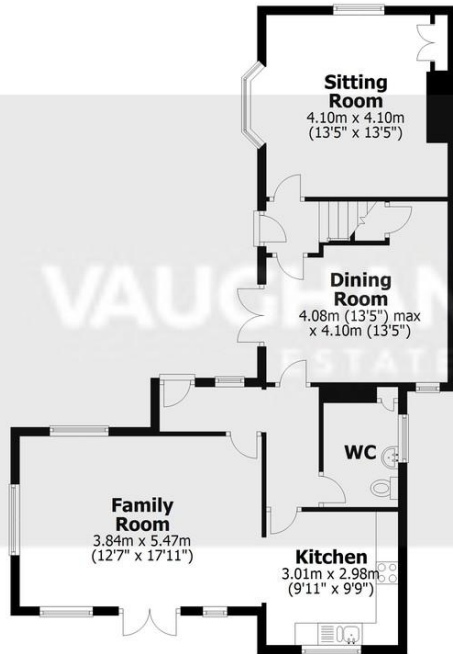


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Ground Floor

Approx. 75.8 sq. metres (816.2 sq. feet)



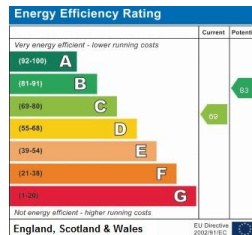
First Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 148.8 sq. metres (1601.6 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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

Local Authority: Stratford-upon-Avon District Council. Tax Band G.

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