

HISTORIC TREASURE
WITH
MODERN LUXURIES



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EXCLUSIVE



SHOTTERY VILLAGE, STRATFORD UPON AVON WARWICKSHIRE | CV37 9HA

Nestled in the heart of Shottery village lies a property that defies the norm. Imagine a home where the charm of history collides with modern elegance, all set within an exceptionally rare one-acre plot. Yes, an entire acre, a veritable oasis right in the centre of the village. Here, 1812 meets 2023, and the result is nothing short of extraordinary. This refurbished, double bay-fronted beauty is a testament to the magical merger of past and present, offering you an expansive canvas to live, laugh, and create lasting memories. With unique features from a hidden en-suite room to a high-spec open-plan kitchen, this home is an exploration of luxurious living. The outdoors is just as captivating, with manicured gardens, a bountiful 'paddock' of fruit and almond trees, and a stable block that caters to your fitness needs. This Shottery gem truly has it all, proving that size really does matter.

Communications are good with a rail service from Warwick Parkway (9.2 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (7 miles). Golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.



In finer detail

In the beating heart of Shottery village, a stunning property defies expectations. Imagine a home that challenges the norms of location and space, where historical allure is woven seamlessly with contemporary elegance. This home doesn't just exist; it expands into an uncommonly spacious one-acre plot - a delightful anomaly for such a central spot. Yes, one entire acre; it's an oasis of tranquil suburban living, right in the core of the bustling village. Originally constructed in 1812, this home marries the charisma of yesteryears with the sophistication of the modern era. Every inch of this double bay-fronted wonder has been painstakingly refurbished and extended, proving that the magic lies in details and grandeur thrives in space.

Upon approach, this home greets you with secure, regal electric double gates. An expansive driveway unfolds, generously accommodating up to ten vehicles - a testament to the magnitude of this property. Set majestically amidst a quaint, green fore garden, the house boldly declares its presence, immediately captivating your senses.

The entrance takes you into a warm reception hall, serving as your introduction to the charm and character this home offers. One of the hall's intriguing features is a reinforced glass hatch sunken into the floor - a subtle entrance to a converted cellar. This area is a realm of possibilities: an ultimate home cinema, an entertaining games room, or a wine connoisseur's private store.

Venture a little further, and you'll encounter a cosy study; a sanctuary dressed with a charming bay window and a log burning fire. Practical, fitted bookshelves offer space for your collection of classics. Meanwhile, the generous main sitting room stretches from the front to the back of the house, decorated with hardwood double-glazed sash windows and original shutters that highlight its historic roots.

Hidden in plain sight is a secret room, masquerading behind a bookcase door. This whimsical touch unveils a convenient ground floor bedroom complete with an en-suite shower room, adding a sprinkle of intrigue to the practicality of the home.

At the core of the house lies an open-plan kitchen that would be the envy of any gourmet. This space, crowned with high-spec appliances and features including a gin bar, quartz countertops, and four ovens, is a testament to culinary luxury. The views from the kitchen are a treat, with a bay window and Shuco powered coated aluminium bi-fold doors offering a picturesque panorama





of the surrounding garden. An adjacent utility room houses the boiler and provides useful storage.

Ascending to the first floor, you're met with four spacious double bedrooms. The master suite stands as an impressive epitome of luxury, spanning a whopping 24 feet and boasting separate his-and-hers dressing rooms. A luxurious en-suite bathroom, replete with dual sinks and a large walk-in shower, completes the suite. The guest bedroom comes with its own en-suite, while the remaining bedrooms share a meticulously designed four-piece bathroom, furnished with a double shower.

Gardens & Grounds

Stepping outside, the property continues to astound. A walled rear garden offers a sanctuary of calm, with an extensive patio and a raised composite sun deck. An oak-framed shelter stands ready for barbecues and outdoor entertainment. To the front, a 'paddock' sprawls across 0.6 of an acre, home to a vibrant selection of fruit and almond trees. An oak-framed stable block adds more charm, housing a home gym, a garage, and a woodshed. An electric charging point is conveniently located nearby.

A note to interested parties, there is an overage clause on the paddock with a 25% uplift clause should planning permission be granted in the next 25 years.

In its size and spec, location and charm, this Shottery home is a testament to the art of living large - a historical gem infused with modern opulence.





Post Code - CV37 9HA

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.
- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shottery Grammar School for girls & Stratford High School.
- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.



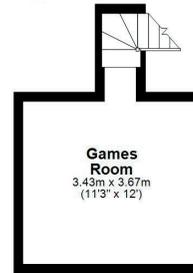




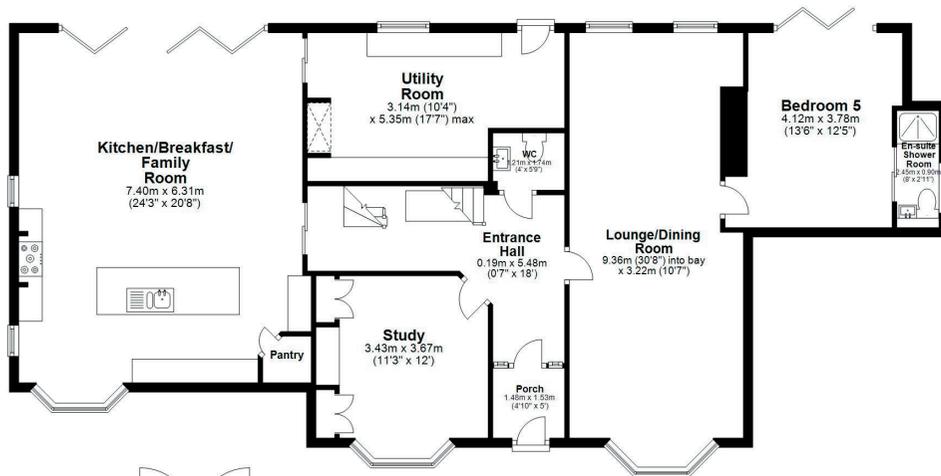
The Boundary shown is for illustrative purposes only



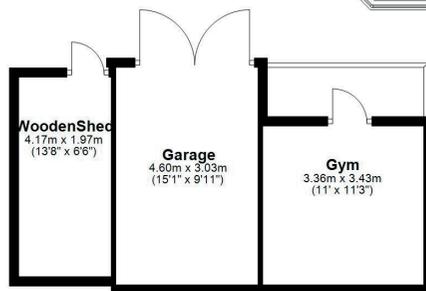
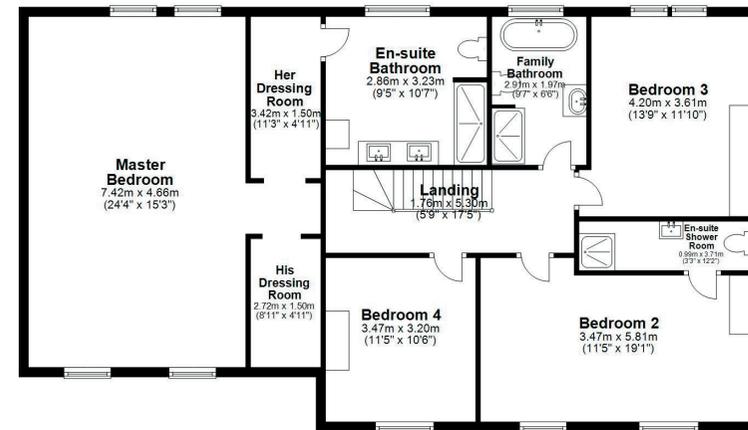
Basement
Approx. 13.8 sq. metres (149.0 sq. feet)



Ground Floor
Approx. 173.8 sq. metres (1870.4 sq. feet)



First Floor
Approx. 123.2 sq. metres (1326.4 sq. feet)



Total area: approx. 310.8 sq. metres (3345.8 sq. feet)

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 PlanUp.

Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



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