



Mirabeau

Alveston Lane, Alveston, Stratford-upon-Avon, Warwickshire, CV37 7QD

HAMPTONS
INTERNATIONAL

Beyond your expectations

A contemporary modern house with versatile accommodation all presented with superb style having landscaped gardens and rural views to the rear

Accommodation

Entrance hall | open plan dining/living room | drawing room | kitchen/ breakfast room | garden room | snug/ optional bedroom | cloakroom with shower | master bedroom with en-suite bathroom and gallery study | four further bedrooms | two en-suite and family bathroom

The Property

This property has been considerably re-modeled by the current owners, providing a superb versatile layout to the accommodation. The well-presented accommodation is arranged as follows:- Reception hall opens into a spaciouly laid out central living/dining room, beyond which is the drawing room with a corner wood burning stove and floor to ceiling glazing, encapsulating the delightful views to the rear, French windows to the side providing useful access to the raised terrace. The masterpiece of the house is the open plan kitchen/ breakfast room which leads onto the garden room to the rear, again taking the advantage of the outlook over the garden to countryside beyond. The kitchen is handcrafted by Mark Wilkinson with deep triple rounded profile granite work surfaces and Miele integrated appliances, Villeroy & Boch and Kohler sinks, larder cupboards and Gaggenau fridge freezer. Utility room with door to the double garage. Snug (optional Bed 6), cloakroom with shower. The Master bedroom is located on the ground floor with floor to ceiling glazing to the rear and French windows. En suite bathroom and dressing room. From the bedroom stairs provide access to a useful Study with door to covered balcony having a glass balustrade. First floor has four further bedrooms two with en-suite shower rooms and a family bathroom.

Gardens and Grounds

The property is approached via an in and out drive with automated gates, opening onto a gravel drive and parking area, access via an automated door to the double garage. To the rear of the property the gardens are fully landscaped, with raised terraces immediately adjacent to the house providing a perfect entertaining area. The main garden below is laid to lawn with various herbaceous beds, vegetable gardens and fruit trees. As with the house the gardens have the benefit of the adjacent countryside views looking across the fields towards the river Avon.

Location

The property is located on the entrance to Alveston which is an attractive and sought after village situated approximately

2 miles south east of Stratford-upon-Avon. The village has a Parish Church, community hall and two Public Houses which are both renowned in the area for their fine food. There is a primary school, restaurant and shops for every day amenities in the nearby village of Tiddington. Stratford-upon-Avon, just under two miles away has an excellent range of restaurants, shopping and recreational facilities and is well served by schools including Stratford Preparatory School, Boys and Girls Grammar school's and The Croft Preparatory School. The property is well placed for access to Birmingham and the motorway network with the M40 (J15) approximately 6 miles away and Warwick Parkway station approximately 8 miles away. There is Racing at Stratford-upon-Avon, Warwick and Cheltenham and golf at Stratford-upon-Avon, Bidford and Snitterfield.

Stratford-upon-Avon – 2 miles

M40 (J15) – 6 miles

Warwick Parkway station – 8 miles (trains to London Marylebone from 80 minutes)

Birmingham – 23 miles

(Times and distances approximate)

Directions

From Stratford-upon-Avon take the B4068 towards Wellesbourne, passing through the village of Tiddington. At the sharp right hand bend proceed straight toward Alveston. The property is located on the left hand side after 200 yds.

Property Information

Services: Mains electricity, water, gas and drainage are connected to the property. Gas central heating throughout, electric under floor heating in conservatory kitchen and garden room.

Local Authority

Stratford District Council (01789 267575)

Tenure

Freehold

Council Tax Band

G

Viewings

Strictly by appointment with Hamptons International (01789 200900)



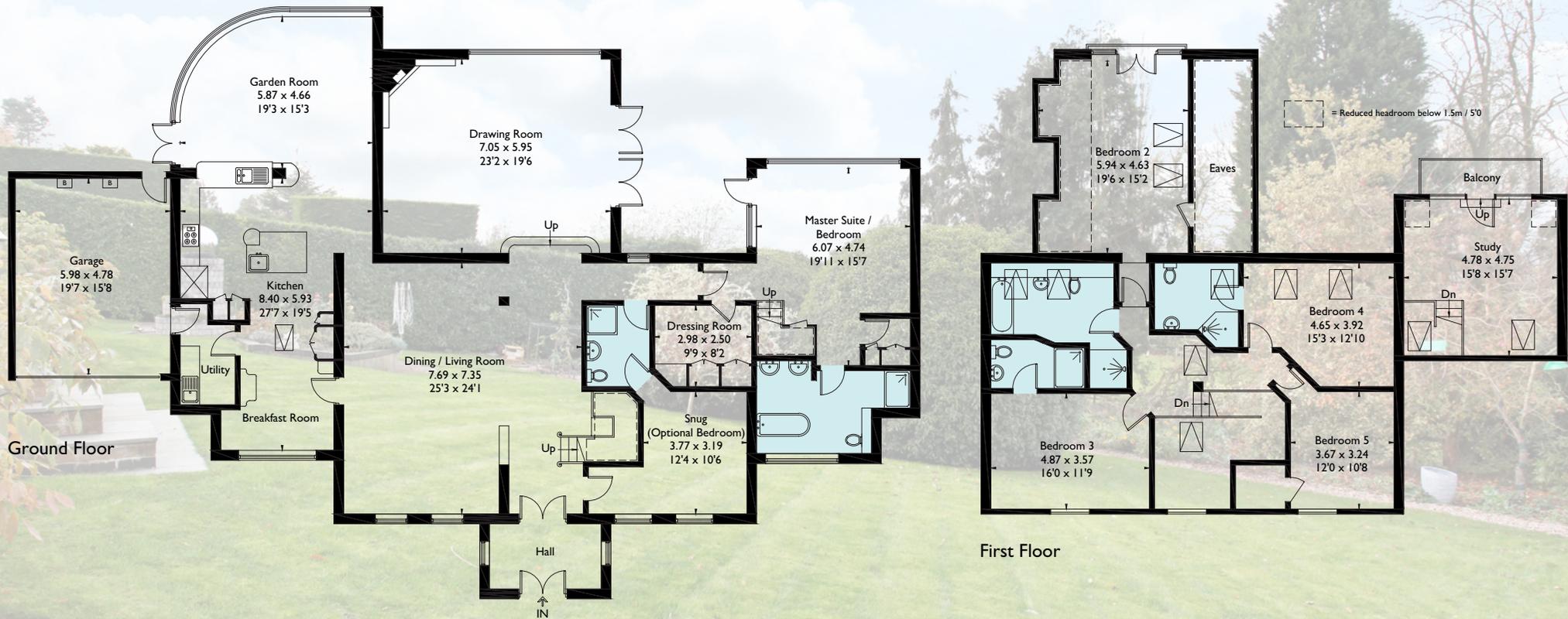
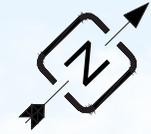






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 439.6 sq m / 4732 sq ft
(Including Garage / Excluding Eaves)



Hamptons International

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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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