



# The Hill Mansion

*Warwick Road, Stratford-upon-Avon, CV37 0NP*

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The Hill Mansion is an impressive Victorian red brick mansion house, in a Gothic style, dating from about 1855. Set in beautiful and extensive mature grounds, this attractive property is accessed via a long, tree-lined driveway from Warwick Road only a mile from Stratford-upon-Avon.

The Hill Mansion was built in about 1855 by Edward Flower of the locally and nationally renowned Flowers Brewery. He built The Hill Mansion from wealth he had accumulated through the brewery and would often throw open its doors to visitors.



The property is understood to have been converted into five separate and expansive apartments in the mid 1980s, and since then, has been under the ownership and management of the Shakespeare Birthplace Trust. These apartments have historically been let on Assured Shorthold Tenancies to various tenants, however they are now vacant in readiness for new ownership.

The total existing living area is circa 6,405 sq ft not including the separate block of garages, the large cellar with five large chambers and additional unused loft space (Please note residential areas have been taken from EPC records).

Importantly, while The Hill Mansion exudes character and charm throughout, the property is not listed, allowing for greater flexibility when it comes to its refurbishment.

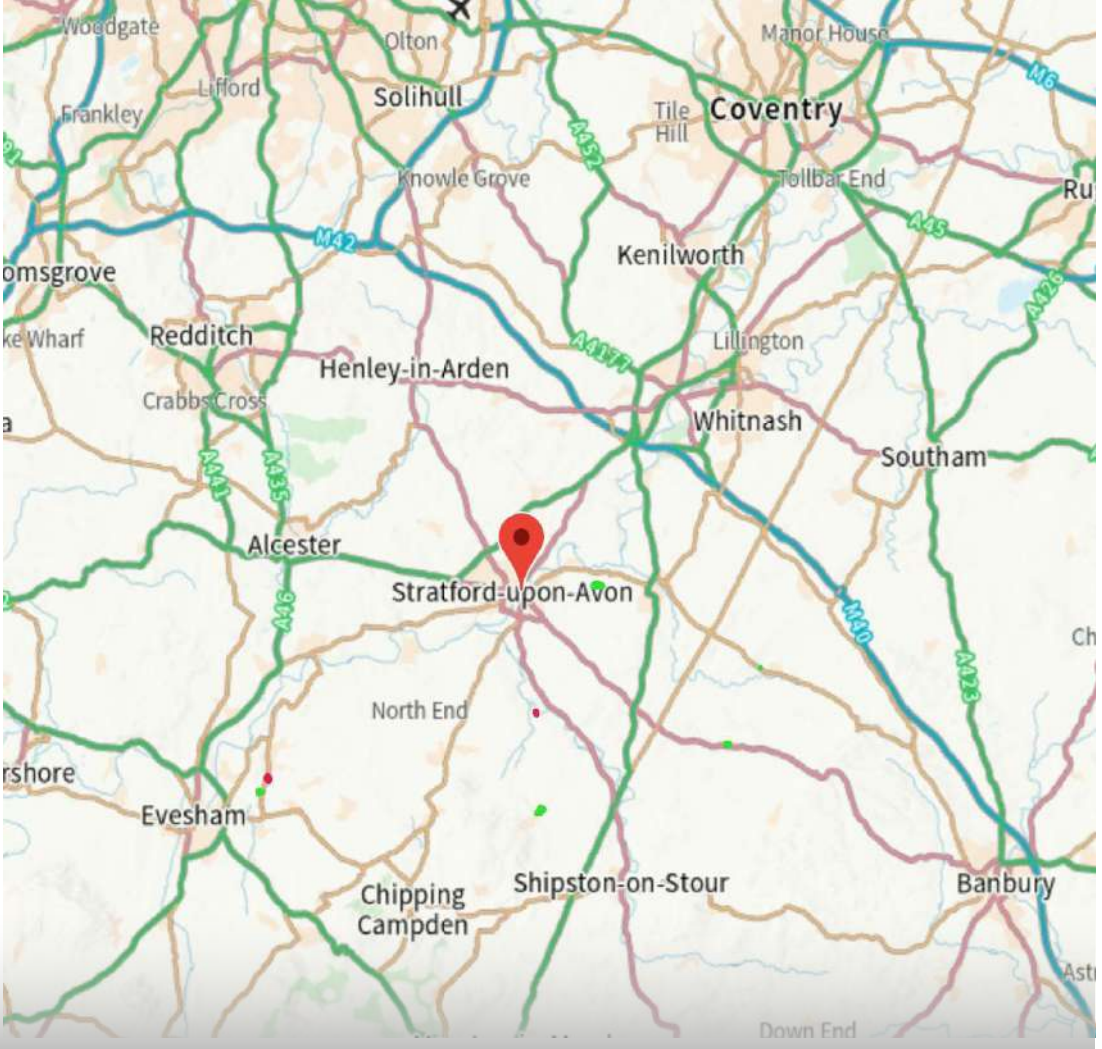
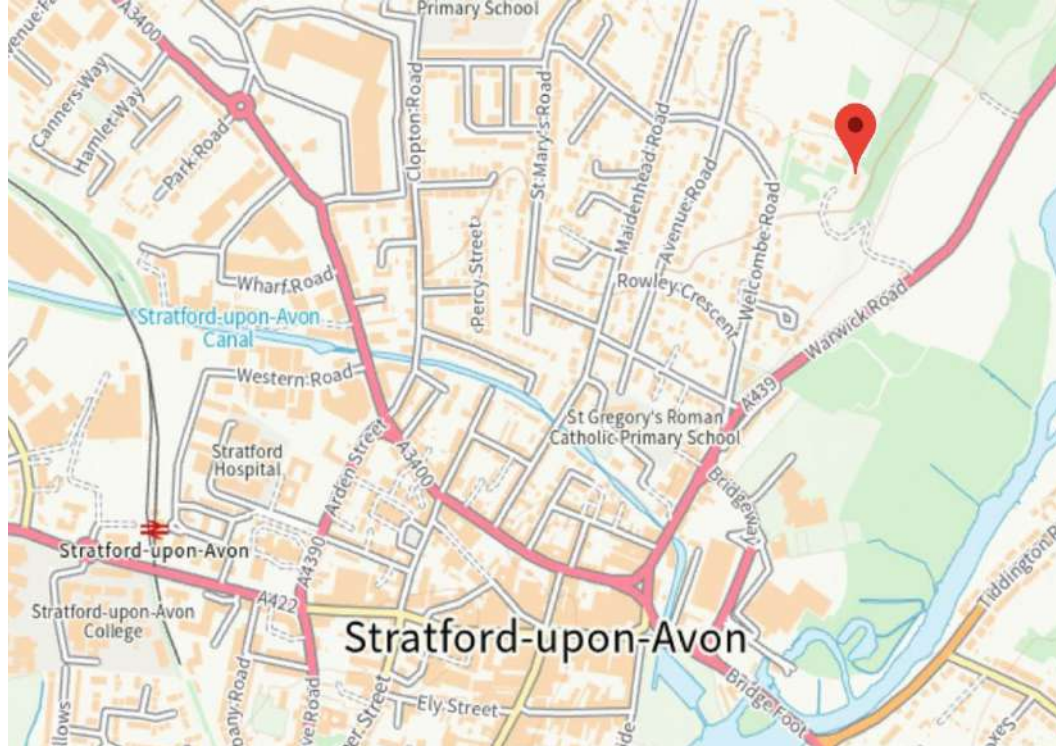
The Hill Lodge, an attractive Victorian Lodge situated at the Warwick Road access of The Hill Mansion, is also owned, and managed by Shakespeare Birthplace Trust, and is available for purchase under separate negotiations. For more information on The Hill Lodge, please feel free to enquire.







# The Location - Stratford-upon-Avon






Stratford is an historic market town in the heart of Warwickshire. Standing proudly on the banks of the River Avon, Stratford is perhaps best known as being the home of the country's greatest poet and playwright, William Shakespeare. The town has embraced its famous son with statues, the preservation of his house at New Place, his tomb in Holy Trinity Church and of course the iconic Royal Shakespeare Theatre, home to the Royal Shakespeare Company and which receives more than 2.5million visitors a year.

As well as the theatre and its other cultural connections, Stratford has a thriving town centre and boasts a wide range of shops, restaurants, cafes and businesses. There is also a cinema, nightclubs and bars, The Butterfly Farm, the Big Wheel and the MAD Museum on Henley Street. The town and surrounding villages are popular with all age groups when it comes to living in the area with a range of property types, styles and prices.

For families, Stratford has an excellent selection of schools, both state and private and for sporty types there is a racecourse, a well-renowned golf course next to The Hill Mansion as well as thriving rugby, football and cricket clubs.

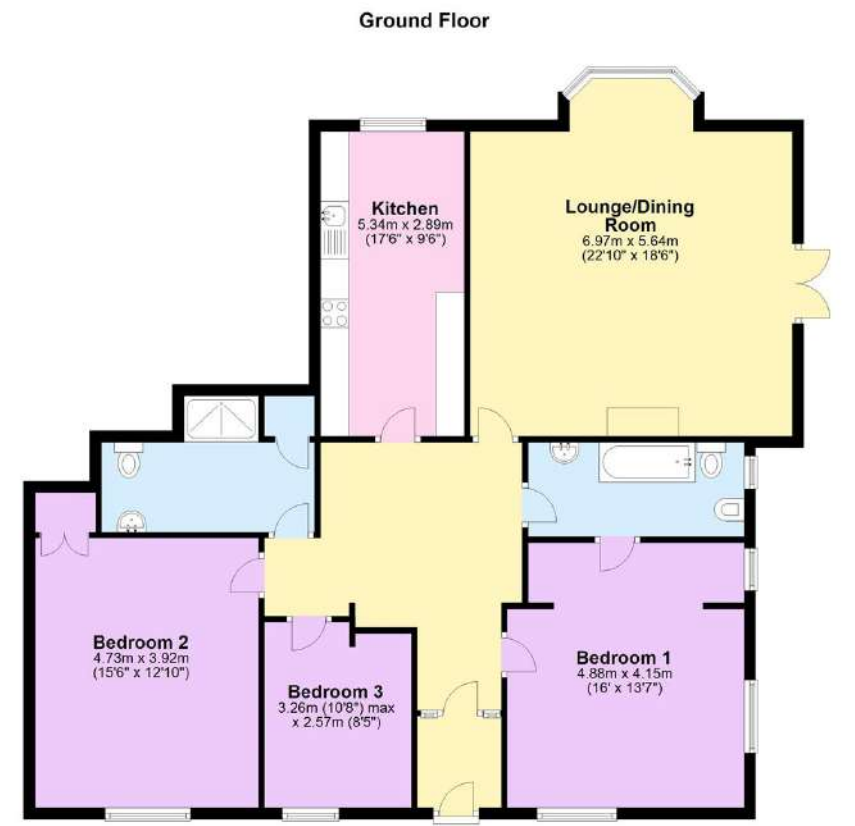
With the River Avon and the beautiful countryside right on Stratford's doorstep, it is also extremely well connected with roads leading out to the Cotswolds, the M5 and M40 giving access to all corners of the country. There are also two train stations with regular, direct services to Birmingham and London.

 Stratford-upon-Avon Leamington Spa Coventry Banbury Birmingham	1 mile 12 miles 19 miles 27 miles 32 miles	 From Leamington Spa Station Birmingham London	30 mins 1 hour 19 mins	 Birmingham International London Heathrow	26 miles 88 miles
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# Apartment 1 - 1,442 sq. ft.

A stunning ground floor, three-bedroom apartment with a private front door to a large welcoming entrance hall. The living room boasts a large bay window and a further dual aspect window showcasing the mature grounds that surround it. Further accommodation includes a kitchen, inner hallway, cloakroom/WC with airing cupboard, three bedrooms and a bathroom with Jack and Jill bathroom to the master bedroom.

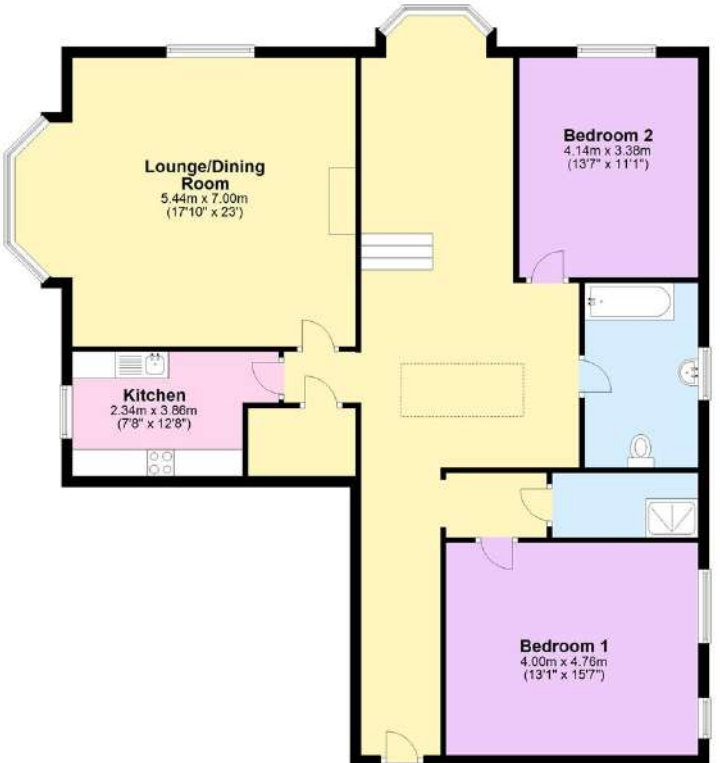




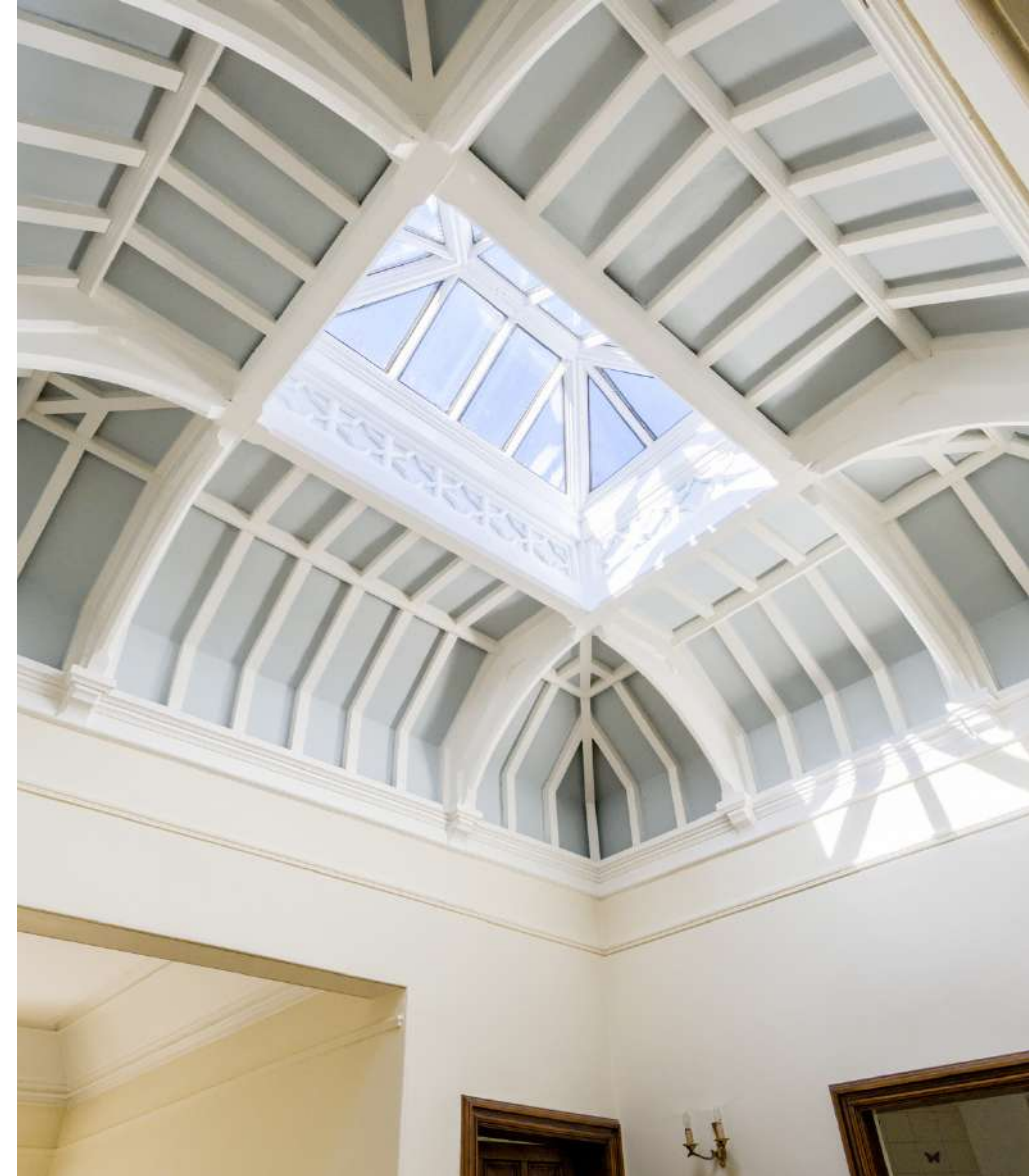
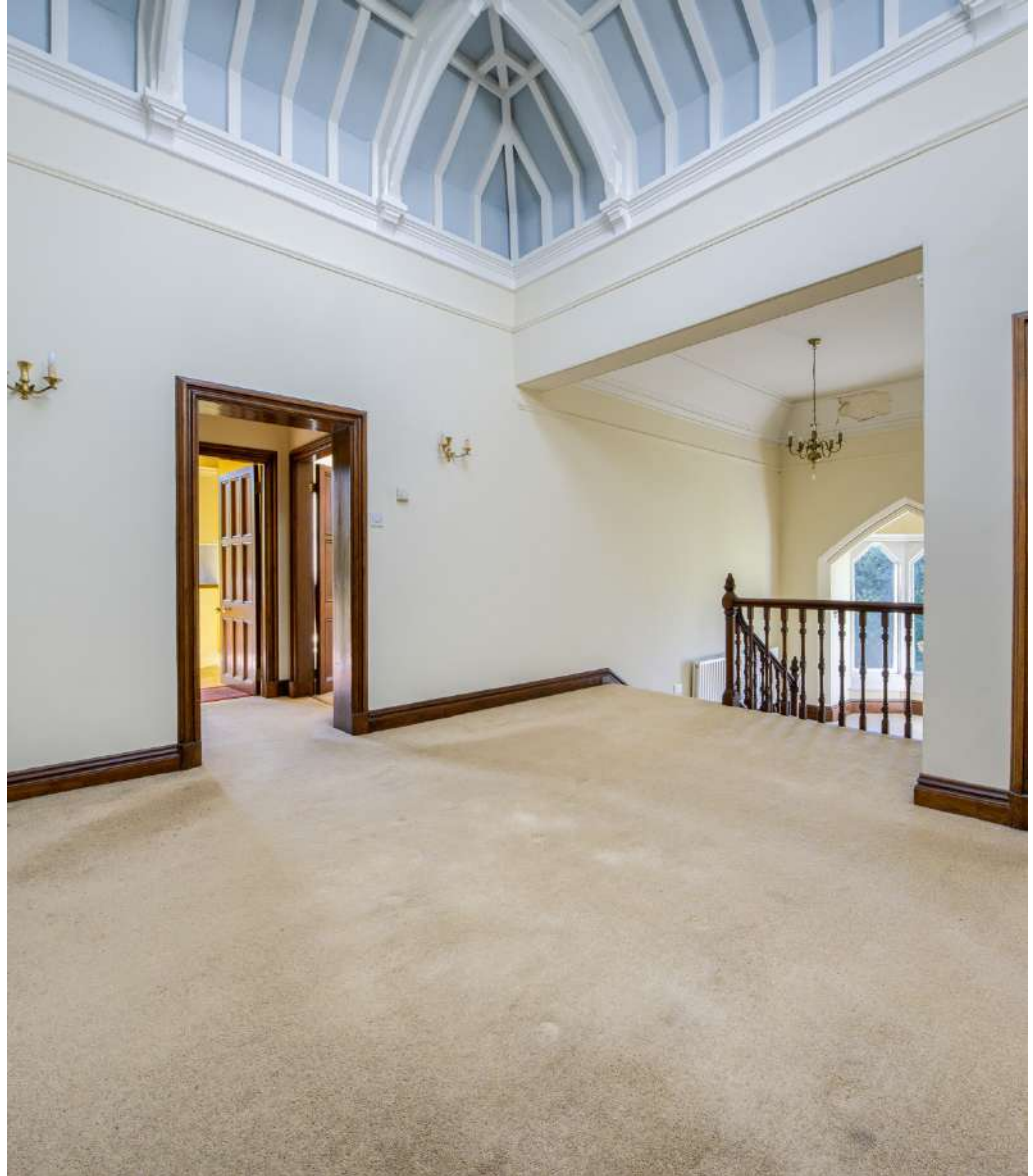
# Apartment 2 - 1,335 sq. ft.



First Floor



A two-bedroom, first floor apartment with ground floor common entrance hall with a door to a staircase leading to a shared landing. From the entrance door is an inner hallway, leading to a breath-taking split level reception hall, lit up by a magnificent glass lantern and a gothic bay window with principal views of the grounds. There is a generously-sized living room with further views over the mature grounds via its large bay window, kitchen, bedroom with en-suite shower, further bedroom and bathroom.





# Apartment 3 - 1,389 sq. ft.

A three-bedroom, first floor apartment with a ground floor common entrance hall with a door to a staircase leading to a shared first floor landing. From the doorway to the inner hall there is a cloakroom, a sizable living/dining room with stunning views over the woodland stretching across the Warwickshire countryside, a spacious kitchen, bedroom with en-suite bathroom, two further bedrooms and a shower room.

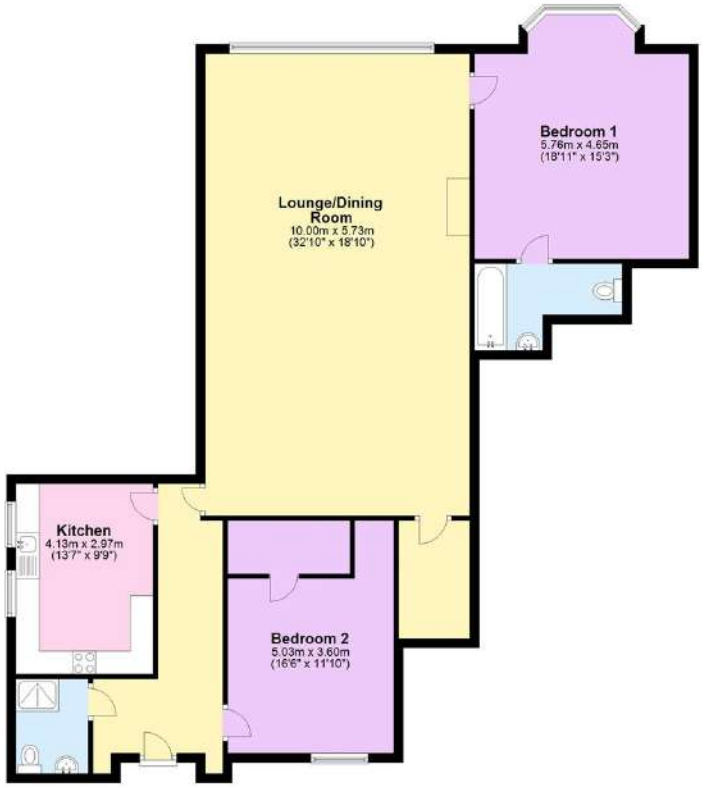




# Apartment 4 - 1,378 sq. ft.



Ground Floor



A ground floor two-bedroom apartment with entrance hall, kitchen, an opulent living/dining room that we assume was the principle drawing room of the Mansion, sizable bedroom with large bay window and en-suite bathroom, bedroom two and a shower room.





# Apartment 5 - 861 sq. ft.

A previous garage conversion, now comprising a ground floor two-bedroom apartment with entrance porch, entrance hall, living room, conservatory, kitchen, two bedrooms and a shower room. We acknowledge this apartment trails behind the standards of the other four, and therefore see this apartment as a good re-development opportunity subject to planning.



Ground Floor

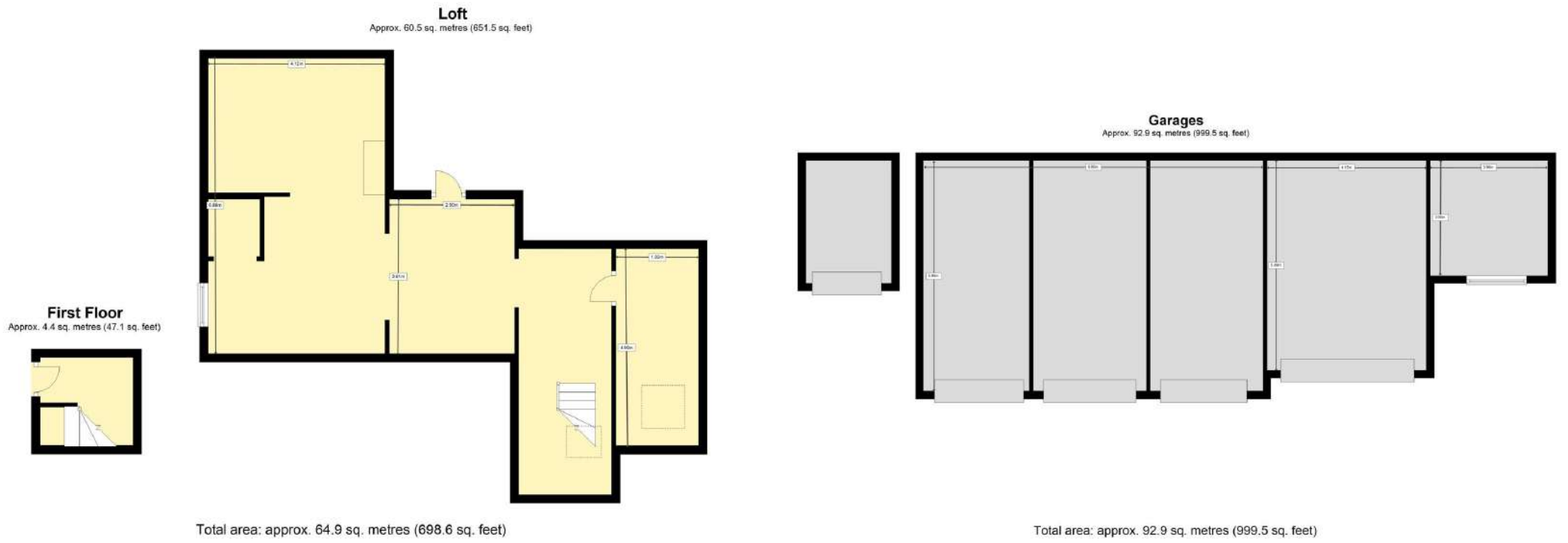




# Additional elements

Additional elements of The Hill Mansions include a vast cellar comprising five separate chambers, previously used as storage for each apartment and which contain the meters for each.

Further floor space is found in the unused and unconverted loft area. Access to the loft is found on the first-floor shared landing for Apartments 3 and 4 with separate stairs leading to the additional space.



## Covenants and restrictions

The spinney and woodland will be covenanted so it remains an effective screen and should be used for woodland amenity use only. The Hill Mansion and the grounds will be covenanted to residential use only. In planning terms, we assume there are issues in reverting the building to a single mansion house, primarily in relation to the loss of residential property units which has been generally resisted by local planning authorities.





# About Sheldon Bosley Knight

The origins of Sheldon Bosley Knight date back to 1843 when William Bull of Shipston on Stour began operating as an auctioneer. Over the years we have grown as a business and expanded to meet our clients' changing needs and circumstances. We have a loyal customer base and an excellent reputation in a profession not always known for its integrity.

We now operate nine specialist departments: Residential Sales, Residential Lettings, Commercial Property, Block Management, New Homes, Rural Land Agency, Surveys and Valuations, Planning and Architecture and Strategic Land and Development and it's rare we meet someone who we can't help with their land and property needs.

From our origin as a one-man band, to an organisation of 12 offices with more than 100 in-house staff, we are a local business with the knowledge, experience and specialisms of a national organisation.

We are proud of our heritage and the fact we maintain the family ethos that began the business, by nurturing talent and ambition to encourage and develop a diverse and comprehensive range of skills and experiences that have emerged as a gold standard in modern property management.



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