

The Copper House

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Rother Street, Stratford-upon-Avon, CV37 6LU



1,205 sq ft arranged over two floors

Key Features

- New build
- Heart of Stratford-upon-Avon
- Bespoke craftsmanship throughout
- Car port for x2 cars with additional space to front
- Perfect lock up and leave
- ABC+ Warranty
- Private access
- Unique bespoke design
- Zinc panel external
- Balcony overlooking rear garden



The Property

Step into the charm of The Copper House, nestled in the heart of Stratford-upon-Avon. Crafted with meticulous attention to detail and infused with personal touches, this house seamlessly blends artisanal craftsmanship with practicality. Don't let this opportunity slip away - schedule your viewing today and make this unique property yours.



Introducing The Copper House, a masterpiece of contemporary luxury nestled in the centre of Stratford-upon-Avon. This one-of-a-kind new build property offers the pinnacle of refined living, boasting a layout exuding sophistication and exclusivity including a sleek kitchen, fabulous living space and three spacious double bedrooms.

It is also right in the heart of Shakespeare's town with the very best restaurants, cafes, bars and shops on its doorstep. The world-renowned Royal Shakespeare Theatre is a 10-minute walk away, as is the River Avon, Bancroft Gardens and Holy Trinity Church.

Stepping inside this incredible house, you will be captivated by the mesmerising, handcrafted chandeliers that adorn the ceilings. The bespoke staircase, with backlit gold details, serves as a striking centrepiece, marrying form and function seamlessly. Every element of the interior design has been meticulously curated, with unparalleled attention to detail evident in every corner.

Natural light floods every aspect of the property, illuminating the carefully crafted living spaces and enhancing the sense of openness and tranquillity. Thoughtfully considered during the design process, the layout ensures every room is bathed in light, ensuring it is bright and airy.

On the ground floor is a cloakroom, kitchen and double-aspect dining/sitting room. The kitchen has a blend of wall and base units, with ample storage to keep everything organised. The inclusion of Bosch appliances, including a fan oven, microwave, fridge freezer and dishwasher, ensures high-quality performance for all your culinary needs. The one-and-a-half bowl sink with an inset drainer adds practicality, with the views over the rear garden providing a pleasant backdrop while working. The addition of a pantry offers extra storage space, keeping your kitchen neat and tidy.

The double aspect dining/sitting room is bathed in natural light, enhanced by the mirrored effect of the marble flooring. It is the perfect size for entertaining or for relaxing in.

Moving upstairs, there are three double bedrooms and a sumptuous family bathroom. The opulent principal suite comes complete with a lavish en-suite bathroom designed for indulgence and relaxation.

The charming second bedroom boasts an abundance of natural light, creating a warm and inviting ambiance throughout the day. The room is further enhanced by its own private balcony which overlooks the rear garden. With ample space to accommodate a Bistro set, the owner can enjoy al fresco dining or simply relax while taking in the tranquil surroundings.

Outside, the bijou, yet enchanting rear garden, offers a private oasis, enclosed for your privacy and relaxation. Among the features are elegant, recessed slabs, artificial grass, raised beds along the fences, a gentle water feature and wall garden gabions which add a touch of rustic charm. Practicality meets sustainability with a water butt discreetly located in the corner alongside a neatly tucked-away bin store.

This property offers the convenience of undercover parking through a unique cantilever design, ensuring protection for vehicles from the elements. The covered area features an electric vehicle (EV) charging point and outdoor socket.

From its unrivalled location in the heart of Stratford-upon-Avon to its unparalleled craftsmanship and attention to detail, The Copper House epitomises luxury living at its finest.





Fire resistant panelling:

- > Imported from Unilin, Belgium
- > Non-scratch surface
- > Five times the impact density of plasterboard with aluminium trims

Bespoke internal aluminium doors and windows:

- > Larger width doors being 30mm thickness

Bathrooms:

- > Brands: Roper Rhodes and RAK
- > Floating WC with concealed cistern
- > Bespoke vanity units
- > Crittall glass shower screen (family bathroom)
- > LED light up mirrors
- > Gold heated towel rail
- > Freestanding bath (en-suite)

Heating:

- > Upstairs and downstairs
- > Air source heat
- > High thermal efficiency installation

Lighting:

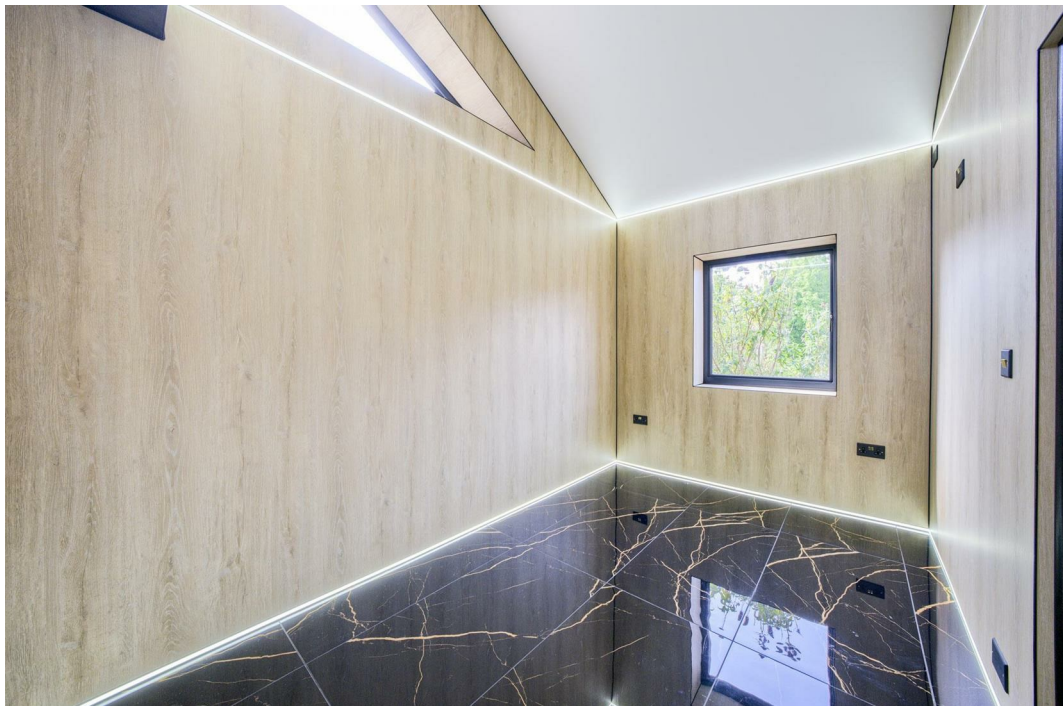
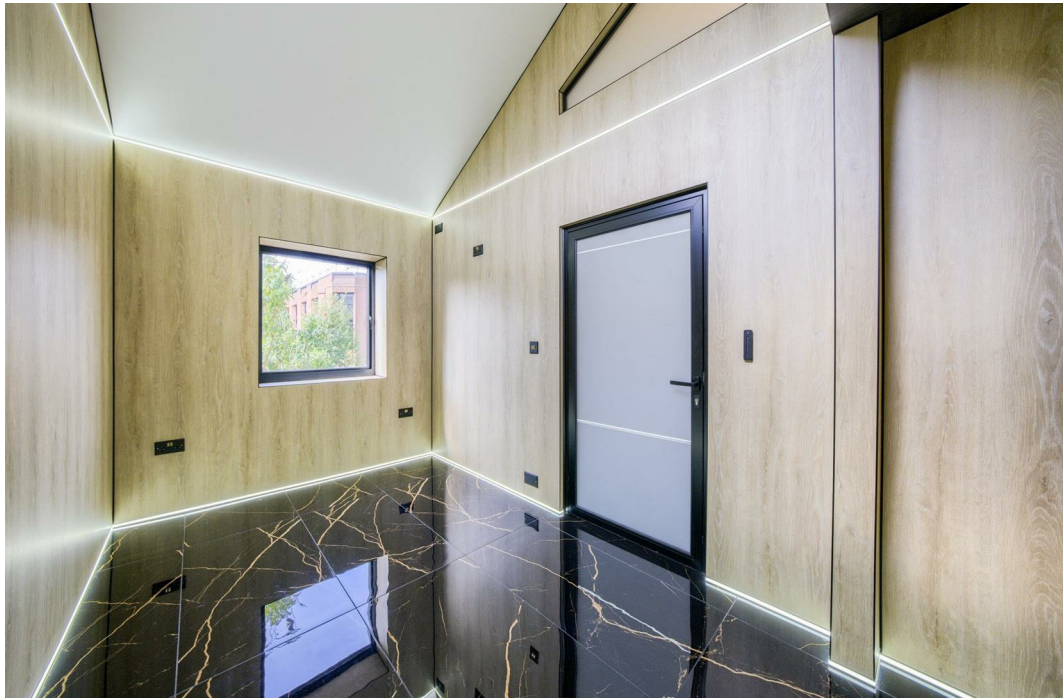
- > Remote controlled kitchen and downstairs lighting
- > Offers LED mood and colour change options
- > LED 240 volt aluminium black channel
- > Custom glass chandeliers

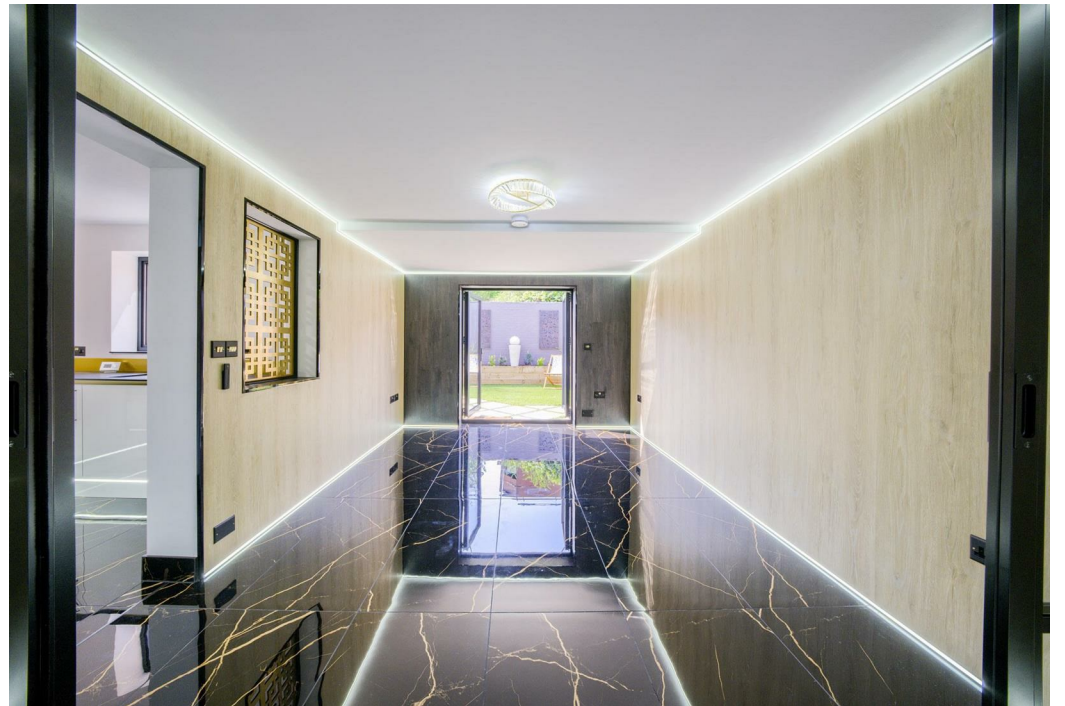
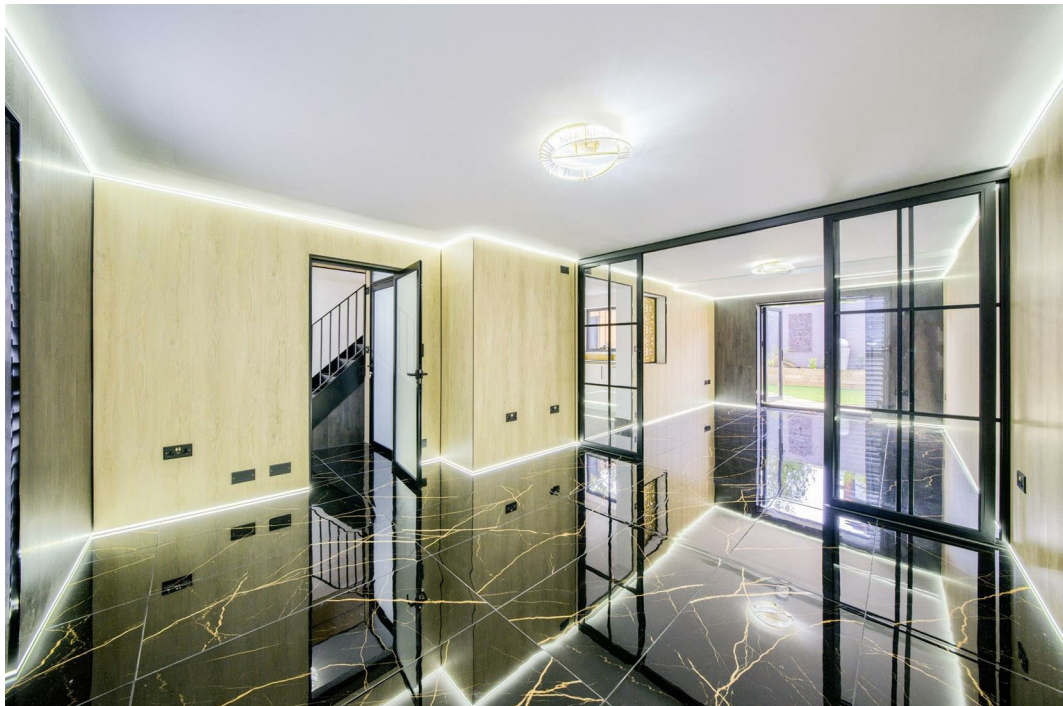
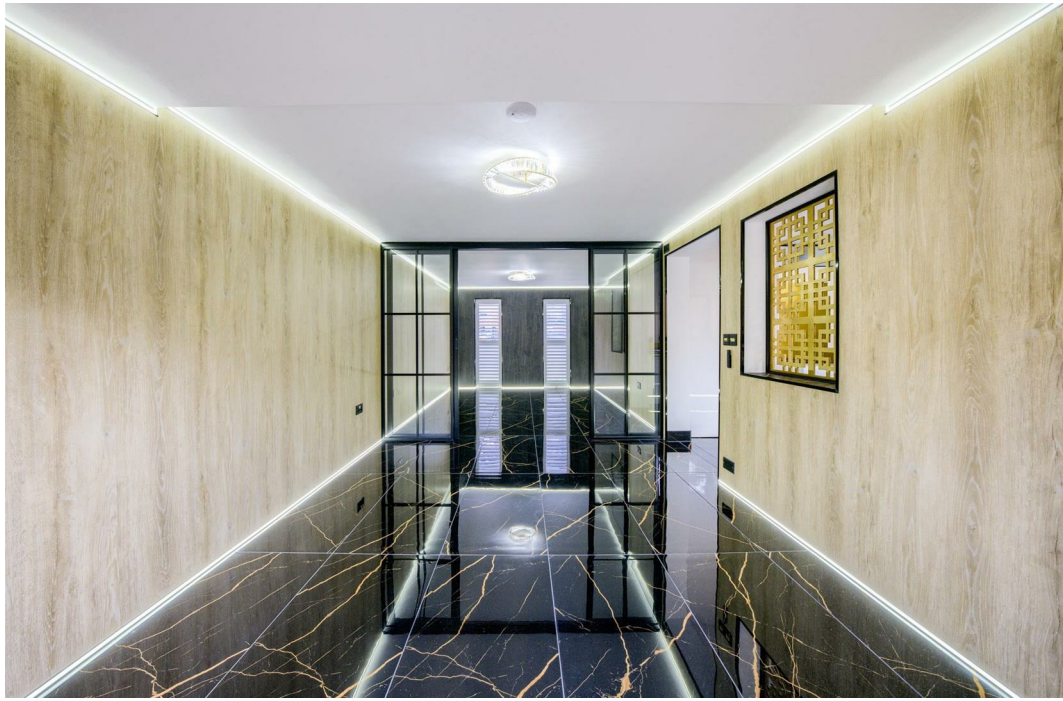
Bespoke Staircase:

- > Features industrial aesthetic
- > Censored LED lighting
- > Equipped with remote dimming capability

External:

- > Resin driveway with cobbled perimeter surround
- > Bespoke front door design
- > Artificial turf in rear garden
- > Water feature
- > Backlit wall art
- > Water butt
- > Bike store
- > Wall garden gabions
- > EV charger
- > Parking bollards
- > Zinc panelling
- > Up and down lighting to the front
- > Outdoor socket
- > Total steel frame structure designed to support cantilever being a customised design







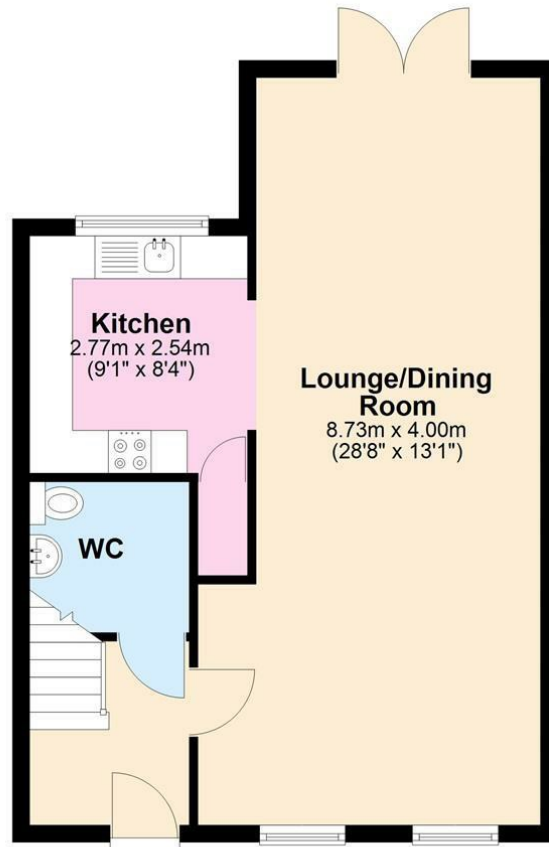


To view this beautiful home, please call
Sheldon Bosley Knight New Homes on 01789 333466

Floorplan

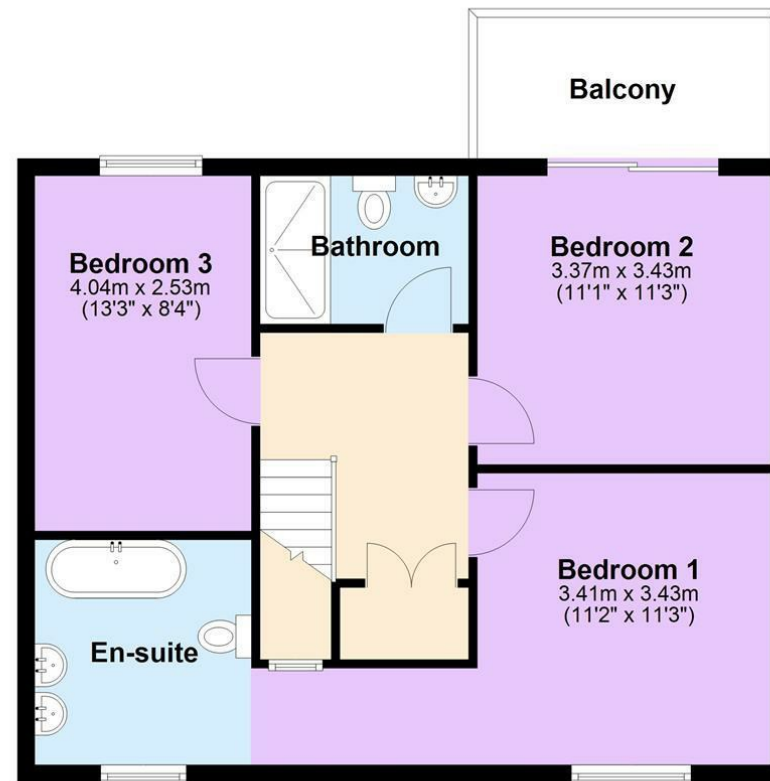
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)

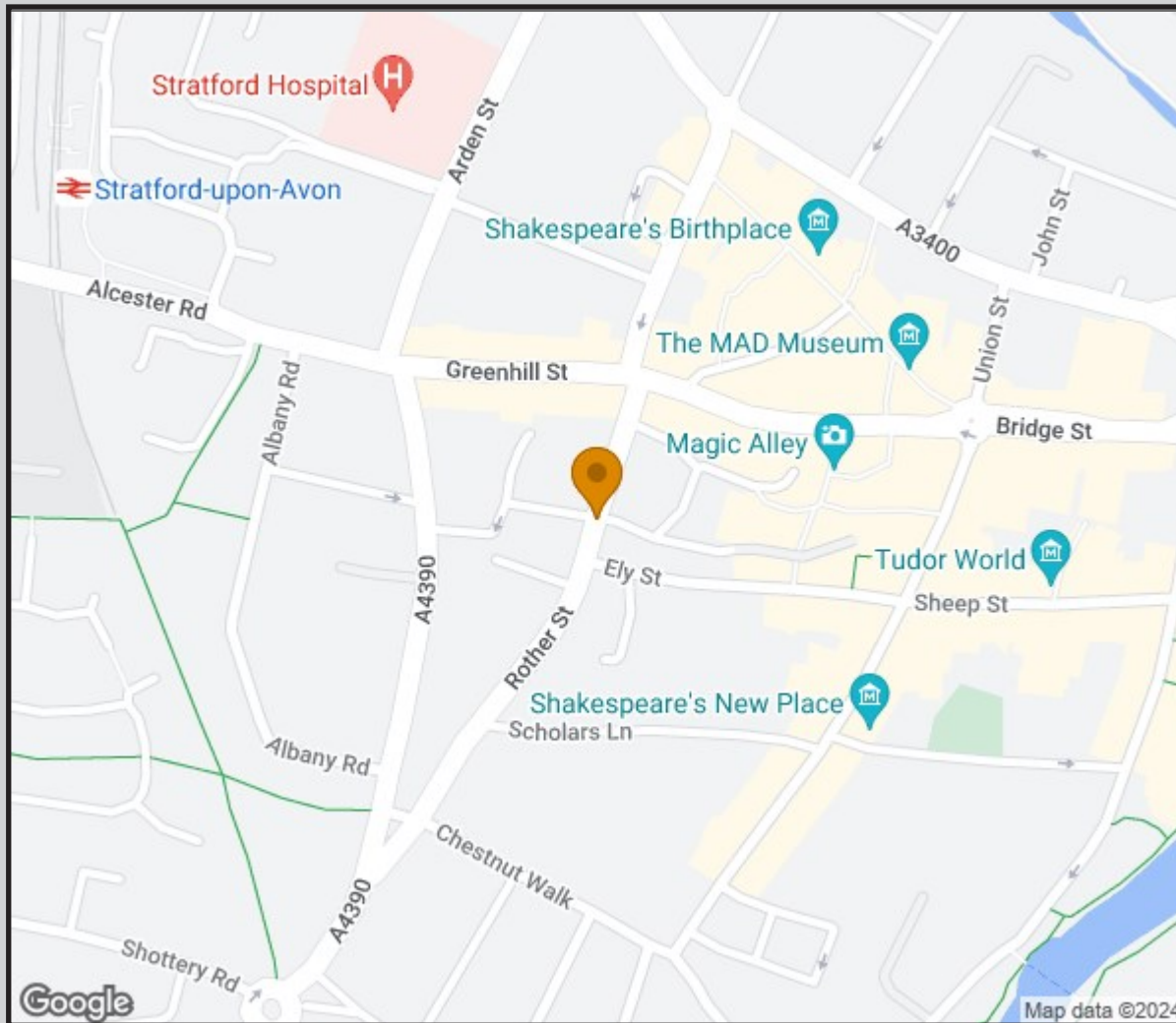


First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 106.3 sq. metres (1144.3 sq. feet)



Terms and Conditions

Photos Disclaimer: The photos provided are of the property, which is now finished. However, they may not perfectly represent the actual property due to factors like scale and variations in features such as garage location, windows, doors, bathroom fixtures, kitchen units, and appliances.

Floorplans: Floorplans are included for reference, but they are not to scale and should be considered approximate representations.

Responsibility: Sheldon Bosley Knight, the involved party, bears no responsibility for the construction or completion of the development. All information provided is sourced directly from developers and third-party companies.

Due Diligence: Purchasers are strongly advised to conduct their own due diligence before finalizing the purchase. This includes verifying the details of the property and its construction independently.

The Team



Nik Kyriacou MARLA
ASSOCIATE DIRECTOR



Jack Richardson
NEW HOMES MANAGER



Julie Hyde
NEW HOMES CONSULTANT



Jenny Fletcher
RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 180 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions, and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 180 years since we started, into an estate, land and property agency, with a team of more than 100 and trusted by thousands of happy customers.

We now have 10 specialist departments - residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development - operating in offices across four counties and are proud to be embedded in the local communities we serve.

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