



LARKRISE

2 Bishopton Lane | Stratford upon Avon



COUNTRY HOMES

PROPERTY SPECIALISTS

PART OF | SHELDON BOSLEY KNIGHT



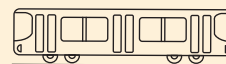
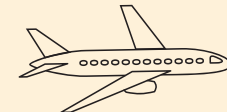
Situated behind a private, gated entrance and mature hedging, in one of Stratford-upon-Avon's most prestigious roads, is this magnificent, detached family home.

Thoughtfully and extensively extended, this substantial house offers the perfect blend of period charm and contemporary living, spanning over 3,300 sq ft with an additional 416 sq ft of garaging and office space.



Location and connectivity

For work life...

	 Stratford-upon-Avon 1.6 miles Leamington Spa 12 miles Warwick Station 11 miles	
 Stratford-upon-Avon 1.8 mile Leamington Spa 12.7 miles Birmingham 38.6 miles Cheltenham 33.1 miles		 Birmingham Airport 28 miles London Heathrow 91.6 miles
	 Stratford-upon-Avon 14min Warwick 44min Wellesbourne 43min	

...to social life

	From cafes to top end restaurants, pubs to nightclubs, Stratford has something for every taste and budget.	
Home to the world famous Royal Shakespeare Theatre, Stratford also boasts a cinema, two other theatres and live music venues.		Stratford is blessed with a wide range of independent boutiques and high street chains in the centre of town.
	Stratford boasts a horse racing track, golf course and leisure centre as well as being close to Edgbaston Cricket Club.	

This impressive home is perfectly positioned on the highly sought-after Bishopton Lane in Stratford-upon-Avon. The property benefits from a secluded and peaceful setting while remaining just a short distance from the town centre, which offers a wide range of amenities, including high-street shops, independent boutiques, excellent restaurants, cafes and the world-renowned Royal Shakespeare Theatre.

The property is conveniently located for easy access to major road networks, including the A46 and M40 as well as the local train station, making it ideal for both regional and national travel.

An exceptional family home in the heart of Stratford-upon-Avon

On entering, you are greeted by a well-proportioned interior, designed for both grand-scale entertaining and comfortable family life. The ground floor boasts five generous reception rooms, including a formal dining room with an elegant bay window and a sitting room with a working wood-burning stove and sliding doors leading out to the garden.

The heart of the home is the spectacular vaulted family room, which provides an impressive and flexible space for modern family living. Next to it is the dedicated snooker room, perfect for social gatherings.

The well-appointed kitchen/breakfast room features a Leisure range stove, American fridge freezer, and a Neff dishwasher, with a separate utility room for added convenience and access to the garaging.

The first floor offers five beautifully presented bedrooms. Two of these are complete with their own private en-suite bathrooms, in addition to a main family bathroom, providing ample space and comfort for everyone.

Externally, the south-facing gardens are a true highlight. Beautifully landscaped, they feature a sun-drenched terrace for al-fresco dining, a loggia with a built-in barbecue/bar area, and a large lawn.

The front of the property provides extensive driveway parking for numerous vehicles, while the double garage is split to offer a home office and storage, adding to the property's incredible versatility.

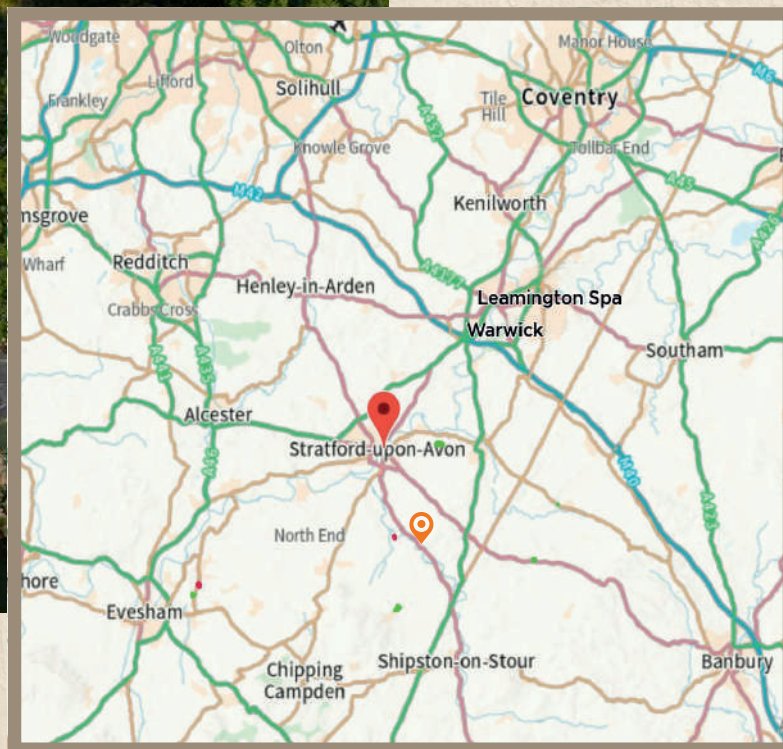
This is a rare opportunity to acquire a home of such scale and quality, combining private, generous living accommodation with outstanding entertainment space.

Viewing is highly recommended to fully appreciate all this exceptional home has to offer.









Ground Floor

Approximate Gross Internal Area
 Ground Floor = 187.23 sq m / 2015 sq ft
 First Floor = 123.81 sq m / 1333 sq ft
 Garage/Store/Office = 38.67 sq m / 416 sq ft
 Total Area = 349.71 sq m / 3764 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor





Country Homes

If you are looking for a home with character, charm and a touch of grandeur, then you have come to the right place.

Country Homes, which is part of Sheldon Bosley Knight, has a dedicated team offering a bespoke service to meet the individual needs of those clients looking to invest in or sell exceptional town houses, manor houses or country homes in a rural area.

Many of these houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of Warwickshire, Worcestershire and Leicestershire to the picturesque hamlets and villages of the Cotswolds, each property will offer its own unique charm and character.

We understand buying such a property is not only a significant financial investment but also an opportunity to be a custodian of what is more often than not one with an interesting and wonderful history.

Our team of experts is here to assist you throughout the process and ensure a smooth and enjoyable experience from start to finish.



The Team



Lisa Hunt
RESIDENTIAL SALES MANAGER



Hannah Gill
RESIDENTIAL SALES



Alison Smith
RESIDENTIAL SALES



Isobel Massey
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 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 and longevity we do.

Our business has also grown and developed significantly since we started, into an estate, land and property agency, with a team of more than 250 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 the Midlands and are proud to be embedded in the local communities we serve.

For more information please contact one of our teams:

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