



Lane End
Langley CV37 0HW



Lane End

Langley, Stratford-upon-Avon CV37 0HW

4 Bedrooms **3 Bathrooms** **2 Receptions** **14.7 Acres**

“Contemporary countryside living in the most spectacular setting..”

Scott Richardson Brown CEO

- A modern single-storey property boasting contemporary designed interiors that seamlessly integrate with the stunning panoramic views of this spectacular setting.
- Situated in the picturesque rural village of Langley and surrounded by picturesque Warwickshire countryside, this property provides an idyllic blend of a rural location and modern convenience.
- Embrace the beauty of nature with seamless indoor-outdoor living, where expansive windows and bi-fold doors dissolve the boundaries between the elegant interiors and the captivating surroundings.
- Set within almost fifteen acres of grounds, this property offers a haven of tranquillity and natural beauty with all the benefits of modern design and convenience.
- Excellent transport links and convenient access to some of the best schools in the region, this idyllic rural property really does represent the 'best of both worlds'.



2,184 sq ft (202.9 sq m)



The kitchen

The kitchen is the vibrant heart of this home and seamlessly blends sleek, contemporary design with functionality to create a truly remarkable space.

At its core stands a spacious quartz topped island with a built-in induction hob, retractable downdraft extractor fan and breakfast bar with glazed doors opening out on to a decked area.





Whether enjoying family time or hosting informal meals, this beautifully appointed kitchen promises to elevate every moment with its impeccable blend of style and breathtaking views of the surrounding countryside.

The high specification appliances include a Neff hide and slide double oven, induction hob, dishwasher and instant hot water tap.





The dining room

Adjacent to the kitchen area, the dining room comfortably accommodates a table and eight chairs providing ample space for family meals and informal gatherings. A wall-length window serves as a picture frame, displaying the landscaped front garden, whilst flooding the space with an abundance of natural light.







The living room

The kitchen/dining area leads through into the expansive, dual aspect living room where huge floor to ceiling windows and glazed doors flood the space with natural light and provide simply stunning views of the surrounding Warwickshire countryside.

The glazed doors seamlessly connect this indoor space with the outdoor patio/decking area, creating a huge area for enjoying the sunshine in the summer months.





The living room also features a contemporary wood burner within a feature chimney breast that provides a warmth and cosiness to the space during the cooler winter months.



The study

Designed to accommodate individuals working from home, or those in need of additional living or storage space, this bright and airy dual aspect room features a high sloping ceiling and two windows that light the space throughout the day.



Utility room

Positioned between the kitchen dining area and adjacent to the main bathroom, the utility room is conveniently accessible from both the interior and exterior via a door that opens out on to the garden and is equipped with built-in storage cupboards with ample space for a washing machine and a tumble dryer.



The master bedroom

This principle bedroom suite is a statement of luxury and sophistication. Bi-fold doors seamlessly connect with the picturesque rear garden, flooding the room with natural light and providing absolutely breathtaking views of the surrounding countryside and the village of Langley.





The master suite dressing room

Vaulted ceilings further enhance the sense of space, whilst a floating wall conceals a discreet dressing area and walk-in wardrobe that simply add to the functionality and sleek design of this suite.





Bedroom one en suite

The beautifully finished and well appointed en suite shower room features a large walk in shower sink unit and WC completing this magnificent principle bedroom suite.





Bedroom two

Bedroom two is a thoughtfully designed and generously proportioned double bedroom featuring its own well appointed en suite shower room.

An integrated built in wardrobe combines practicality with convenience, whilst a window provides views of the front garden and ensures the room feels bright and airy.





Bedroom two en suite

The well appointed en suite offers a perfect blend of comfort, space and modern elegance, featuring a walk-in shower, WC and washbasin. A window overlooking the front of the property fills the space with natural light and ensures the bright and airy atmosphere of the room perfectly complements the second bedroom.



Bedroom three

Bedroom three is a spacious and well proportioned double bedroom with a large double-glazed window providing ample natural light.



Bedroom four

The final bedroom of the property is another spacious double bedroom also overlooking the rear of the property and surrounding countryside. Similar in size to bedroom three, there is ample space for a wardrobe, cupboards and a desk.



The family bathroom

The contemporary and thoughtfully designed family bathroom features a bath with overhead shower, a WC and a washbasin with cupboard space underneath.



The terrace

The stunning setting that this beautifully designed property occupies is only enhanced and further set apart by the accompanying fifteen acres of land.

The extensive patio and decking area provides absolutely stunning views and is simply the perfect location to host al fresco dining and social gatherings.





The large deck provides ample seating space for both dining and a cosy sheltered seating space, ideal for either unwinding and relaxing in the summer sunshine, or simply enjoying the spectacular views.





The rear garden is predominantly laid to lawn and perfectly complements the terrace and the main house, whilst further outdoor amenities include a greenhouse and a stilted outbuilding, currently serving as a games room.





Flanking the driveway at the front of the property is a, well kept garden with a large sunken patio which provides ample space for a large table and chairs.



The remainder of the land is split into three large fields, a small lake and a space currently penned off and occupied by goats and chickens. Despite the property's modern design, it fits harmoniously within the surrounding countryside, providing the occupants with access to the abundant wildlife within it.



Location

Langley, a quintessential English village nestled within the picturesque Warwickshire countryside, offers the perfect blend of rural charm and modern convenience. Langley itself is a haven for nature enthusiasts, boasting endless miles of scenic walks that unveil captivating hilltop views. There are several farm shops within easy reach as well as the Yew Tree Craft Centre.

The village benefits from its proximity to the iconic market towns of Warwick, Stratford-upon-Avon and Henley-in-Arden.

Stratford-upon-Avon's history dates back to Roman times, but its prominence soared with the birth of William Shakespeare. The Royal Shakespeare Theatre, a true gem, stands as one of the nation's premier theatres.

Henley-in-Arden, another gem in Warwickshire's crown, with a rich history and a vibrant community, its charming high street is adorned with period architecture, boutique shops and delightful eateries.

There are excellent transport links, with the motorway network accessible in several directions and the mainline railway network that radiates out from Warwick Parkway, London is less than an hour away.

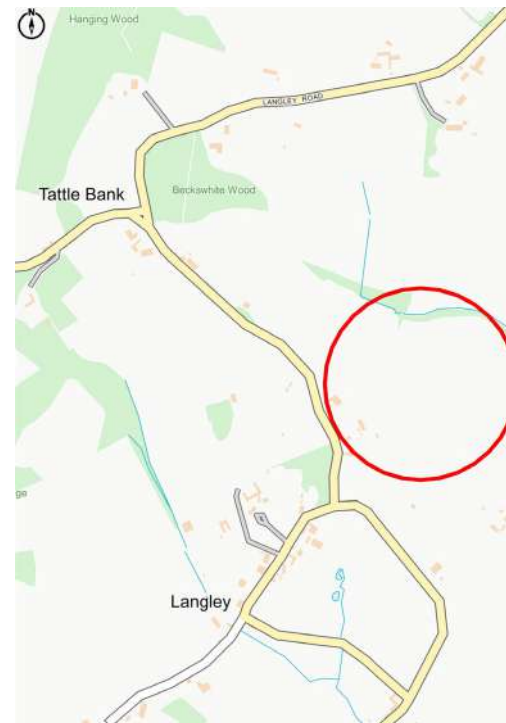
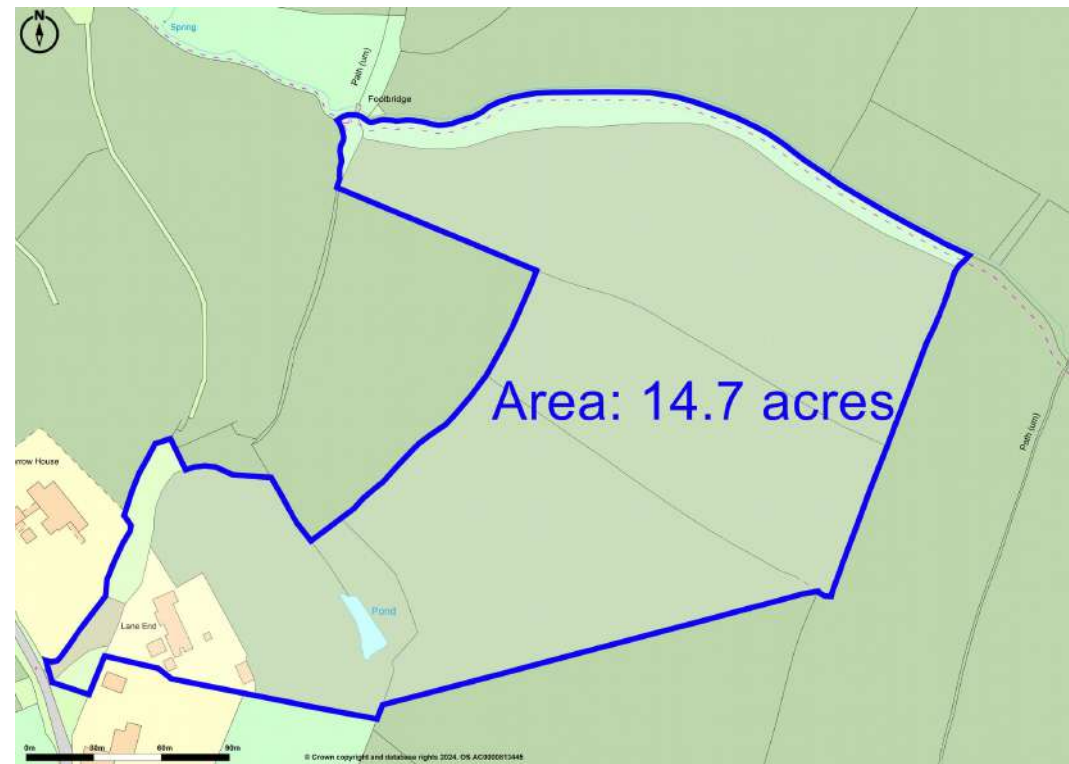
The neighbouring villages of Wootton Wawen and Wolverton both host excellent primary schools as well as the extremely sought after Claverdon Primary School. The region is also home to some of the best state, grammar and private schools available.

Services

The property is serviced by mains electricity and water, a septic tank and oil fired central heating.

Council Tax

Band E

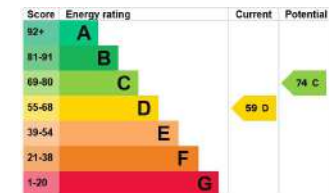
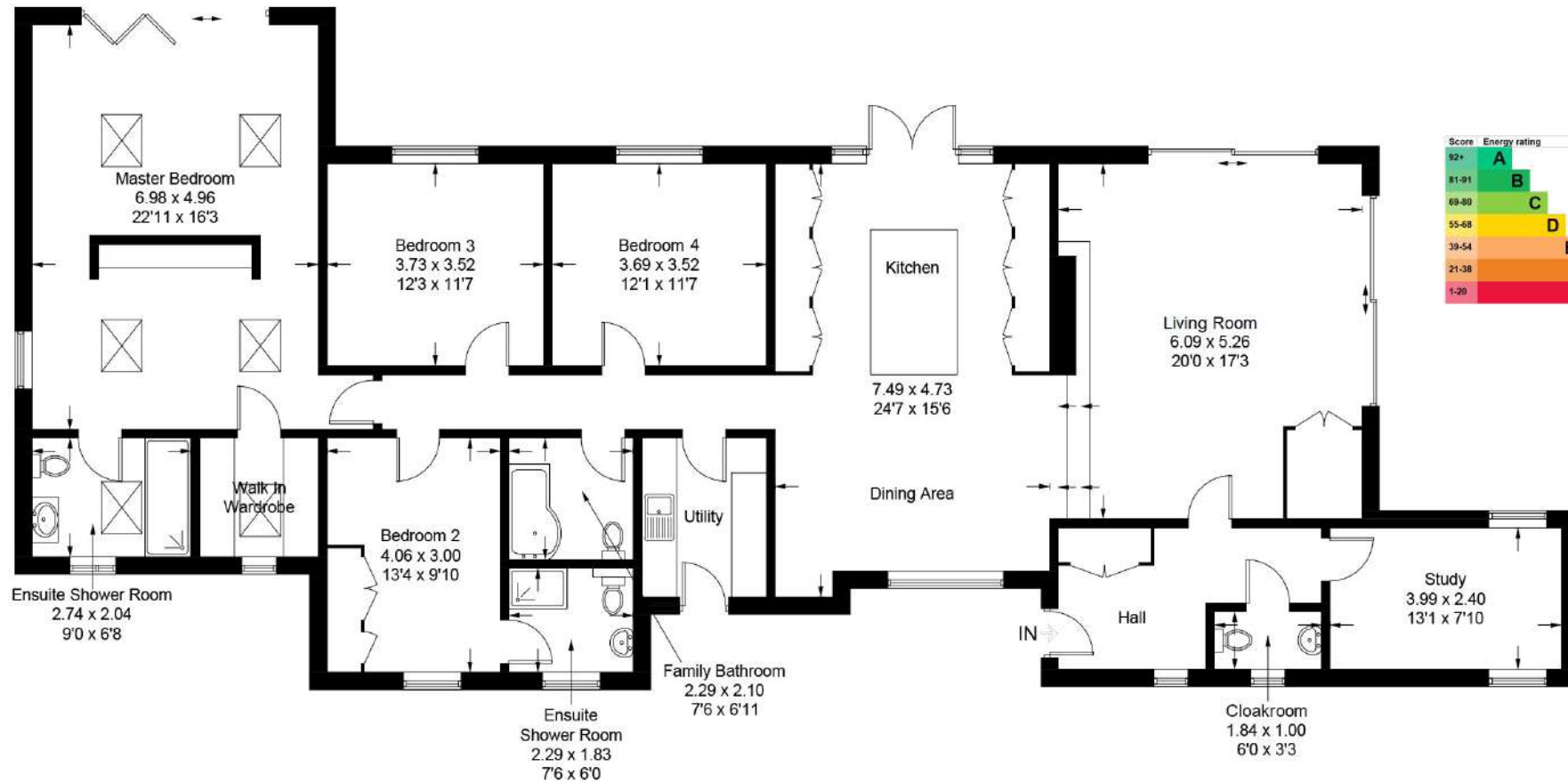


Lane End, Langley, Stratford-upon-Avon CV37

Approximate Gross Internal Area = 2,184 sq ft / 202.9 sq m

Outbuilding = 383 sq ft / 35.6 sq m (excluding tractor shed)

TOTAL = 2,567 sq ft / 238.5 sq m



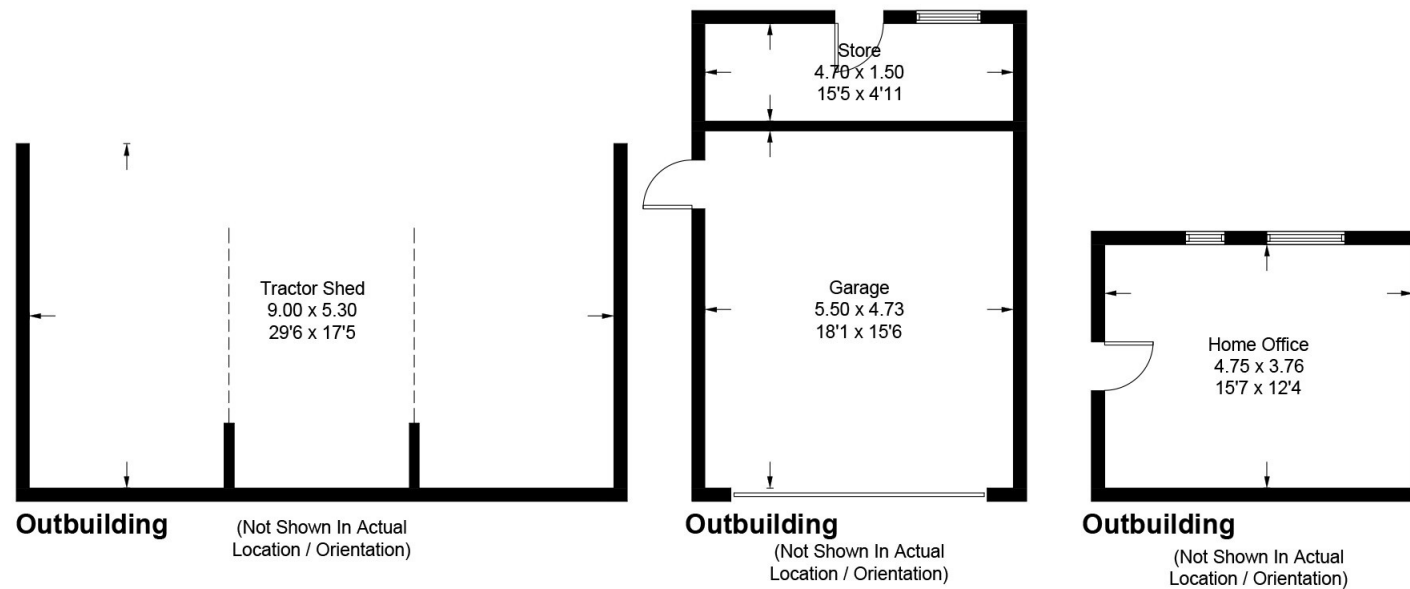
This plan is for guidance only and must not be relied upon as a statement of fact

Lane End, Langley, Stratford-upon-Avon CV37

Approximate Gross Internal Area = 2,184 sq ft / 202.9 sq m

Outbuilding = 383 sq ft / 35.6 sq m (excluding tractor shed)

TOTAL = 2,567 sq ft / 238.5 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com