

VAUGHANREYNOLDS
ESTATE AGENTS

MIDSUMMER

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography, provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Midsummer

Wixford Road, Ardens Grafton, B50 4LG

Originally constructed in the mid 90's by a local master craftsman, sympathetically designed to blend into its rural setting, this unique detached country residence is located within a pretty village on the outskirts of Stratford-upon-Avon, ideally positioned to take advantage of the countless attractions and amenities at hand. Over recent times, the property has been fully remodelled throughout and thoughtfully extended to enhance the space and appeal, providing a modern, high quality finish.

Nestled within extensive grounds of approximately 4.8 acres, the property also provides potential for a buyer with equestrian interests, or those wishing to keep hobby livestock.

Reception Hall, WC & Cloaks
Sitting Room, Drawing Room, Dining Room, Games Room
Breakfast Kitchen, Utility Room, Family Room / Home Office
Five Bed rooms, Four Bath/Shower Rooms
Indoor Swimming Pool & Changing Facilities
Double Garage & Stores, Formal Gardens & Paddock
Extending to 4.8 acres or thereabouts.



4



5



4



4.8 acres

The Property

Being set back from the lane beyond two brick piers and an electrically operated gate, the treelined driveway leads to a generous paved parking and turning area and attached double garaging. Proceed through a covered porch to the internal accommodation, which in brief comprises:

Reception Hall: Having solid wood flooring throughout, period style staircase to the upper floor, period style radiator and panel doors off.

Guest WC: Tastefully appointed with a modern period style suite comprising high flush WC, Wash Hand basin and fired earth tiling.

Sitting Room: A generous space, filled with natural light through oak framed glazed doors to rear and windows to side, central stone fireplace with inset log burner and a bank of bespoke fitted shelving. Double doors continue through too;

Drawing Room: With feature oak framed glazing and French door set to rear and a bank of bespoke fitted shelving and storage.

Dining Room: Having window to front, solid wood flooring and recessed ceiling speakers.



Breakfast Kitchen: A beautifully designed space, with Neptune fitted country-style kitchen complete with hand painted two tone solid door fronts and contrasting marble worksurfaces over. There is space for a dual fuel range cooker, wine cooler and American style fridge freezer. A central breakfast bar provides additional preparation space and room for occasional dining helping create a modern social space.

Utility Room: With matching storage, space and plumbing for white goods and useful walk-in pantry.

Inner Lobby: With door to gardens, independent staircase off and opening to:

Games Room: A large room built to accommodate a full size snooker table, but currently utilised as a home gym and play room.

Oak flooring is laid throughout with under floor heating and large oak framed glazed windows enjoy views of the garden.

First Floor Home Office / Family Room: A hugely versatile space with high vaulted ceilings and exposed timber beams, under floor heating and bespoke 'Neville Johnson' fitted storage. A door from here leads to a useful storage room which has potential to be converted into a more integral part of the main accommodation if required.

First Floor (Main House)

Gallery Landing: Being filled with natural light through glazed roof lights and leading off to:

Main Bedroom: A pleasant double room with distant views to rear and access to:





Dressing Room: Fully equipped with a bank of fitted wardrobes providing ample storage and linking to:

En-suite Bathroom: An opulent space, filled with natural light through a double height gazed atrium, freestanding bath positioned to take advantage of the distant views, oversize walk in shower with ornate, West One designed backing, WC with in-built bidet and His and Hers wash hand basins.

Bedroom Two: Having a window to rear with views of the grounds, fitted double wardrobe and access door to:

En-suite Bathroom: Fitted with a contemporary white suite comprising freestanding bath with shower attachment, WC and wash hand basin on vanity unit.

Bedroom Three: With window to front, fitted double wardrobe and door to:

En-suite Shower Room: Well-designed to accommodate a double shower, wash hand basin, WC and complementary tiling.

Bedroom Four: Having a window to front and door to Jack and Jill en-suite.

Bedroom Five: Having a window to front and door to Jack and Jill en-suite.

Jack and Jill En-suite: A modern shower room with contemporary tiling and white suite.



Leisure Suite

The space is beautifully engineered with double height vaulted ceiling, exposed timber trusses and an expanse of opening glazing to two sides. The heated pool measures approximately 11m long and has tiled areas around for loungers and seating. There are His and Hers changing rooms, shower cubicle, sauna, and WC.

Externally

The property sits well within its mature plot, enjoying a wraparound formal garden, perfectly orientated to enjoy the southerly aspect. It is linked by terracing, providing the perfect space for alfresco dining and summer BBQ's. The lawns then extend to a planted border dividing the formal gardens and paddock. There is also an all-weather putting green and raised tee for a private pitch and putt practice hole. In addition, the working part of the garden has various raised beds and a bespoke timber framed greenhouse. In all the plot extends to approximately 4.8 acres.

Location

Ardens Grafton is a delightful unspoilt Warwickshire hamlet, lying approximately 6 miles west of Stratford-upon-Avon. Along with its neighbouring village of Temple Grafton, it has a local Junior School and two Public Houses. Shopping facilities can be found at nearby Alcester or Bidford on Avon, whilst Stratford upon Avon, with its excellent range of shopping, recreational and leisure facilities, is also within easy reach. Surrounding Ardens Grafton is delightful undulating Warwickshire countryside, with the renowned and sought-after Cotswolds only a short drive away.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, racecourse, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.





GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electric and water. Oil fired central heating. Private drainage via septic tank. Swimming pool heated via a ground source heat system.

Local Authority: Stratford-upon-Avon District Council. Tax Band G.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from

basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to **www.vaughanreynolds.co.uk**.

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