

VAUGHANREYNOLDS
ESTATE AGENTS

Y-Not, Campden Road
Clifford Chambers

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



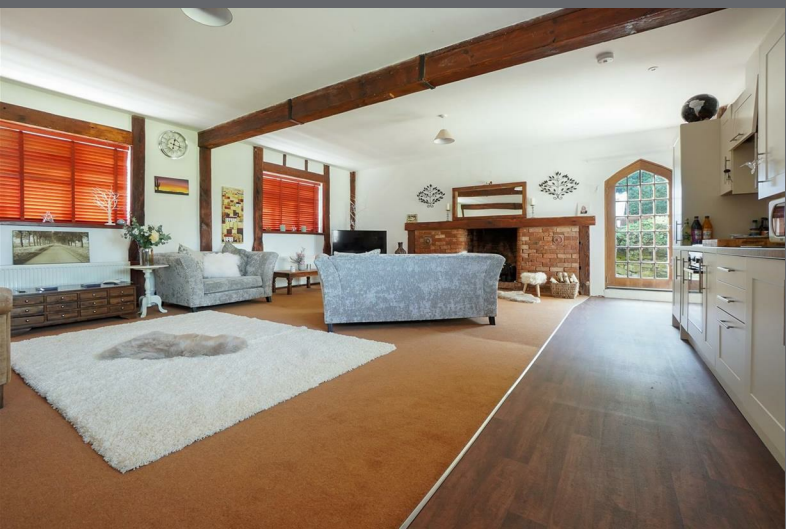
Matt Reynolds
Director



Y-Not, Campden Road, Clifford Chambers, Stratford-upon-Avon, Warwickshire, CV37 8LW

Y-Not House is a unique development of residential properties that offers immense versatility for a buyer wishing to acquire a home, investment or a combination of both. Set within a prime semi rural area, with amenities located nearby, this interesting opportunity is ideally positioned to enjoy easy access to both Stratford upon Avon and The Cotswolds, which enhances the appeal to those who may consider continuing to let the ancillary properties on a longer term basis or as holidays lets. Nestled within mature grounds extending to approximately 3.2 acres, the property enjoys an enclosed, private feel and boasts open views towards the adjoining countryside and beyond.

- Four Bedrooms Detached Family Home with Self Contained One Bedroom Annexe
 - Four One Bedroom Cottages
 - One Two Bedroom Cottage
- Extensive Garaging & Gated Parking
 - Approximately 3.23 Acres In All
- Ideal For Multi Generational Families or For Investment Purposes



	
8	11
	
9	3.20 acre(s)

This traditional detached property is set back from the road beyond an in and out driveway, and offers a wealth of spacious accommodation over two floors. It is further enhanced with a later addition of an impressive self contained ground floor annexe. This space can be linked back to the main house with an existing opening if required.

The Main House & Annexe

In brief, the accommodation comprises: An enclosed porch leading to an entrance hall with guest WC and stairs rising to the upper floor.

There is a study with window to side that is currently used as a bedroom. The kitchen is an inviting space, helped by a feature double height veiling and galleried landing above. Fitted with a comprehensive range of storage, ample prep worksurface space and a bank of integrated appliances, there is still sufficient space for a breakfast table and chairs for relaxed dining. This links through to a useful utility room.

The living room is an equally impressive space, and has dual aspect glazing with access and views of the garden, together with solid wood flooring and a feature stone fireplace with open hearth. An interlinking



door that is currently blocked off, then flows through to a generous one bedroom self contained annexe, with sizable reception room, open plan kitchen, separate bathroom and double bedroom. This space could be incorporated within the main house if required.

To the first floor, a galley landing provides access to four double bedrooms and the principal bathroom. The main bedroom boasts a dressing area and ensuite bathroom and bedroom two, also had an en-suite shower room.

The Cottages

Separate to the main house, there is a row of five self contained cottages. Four are identical in terms of their layout, each offering a reception hall, generous open plan kitchen dining and living spaces

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The fifth property is larger and offers a reception hall, impressive open plan kitchen, dining room and living room space, study/home office, landing, bath/shower room and two double bedrooms. This cluster of properties makes for a superb investment opportunity and are currently let on short term holiday/rentals, with scope for further improvement and enhanced returns.





Externally

The grounds to the property extend in all to approximately 3.23 acres, and are laid mainly to lawn with various areas of garden, paddock and hardstanding for overflow parking. A rear sweeping drive provides access for horseboxes and the like to the stables and paddock.

Outbuildings

There is a substantial garage block, providing securing parking for several vehicles, along with a separate detached garage/workshop and stables.



Location

Clifford Chambers is one of the most sought-after village locations in the area with a charm all of its own. At the bottom of the village stands the impressive and historic Clifford Manor, this being just one of the many character properties in the village, with old and newer properties complementing each other. Situated just a mile and a half to the south of Stratford upon Avon, it is well placed for easy access to all the major centres of commerce and industry including Solihull, Henley in Arden, Warwick, Leamington Spa, Coventry and Birmingham. The National Exhibition Centre and Birmingham International Airport and Railway Station are all within easy travelling distance.

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, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



Ground Floor



First Floor



Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract. Plan produced using PlanIt.



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: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon 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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk