



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Holly Bush House  
Charlecote, Warwick, CV35 9EW



## Property Description

Situated in the heart of Charlecote, a picturesque village on the outskirts of Stratford-upon-Avon, known for its many rural walks, popular eateries and the striking Charlecote Hall Estate, located just minutes from the property. This individual home stand well within its generous plot and boast an open view to rear over the adjoining countryside and beyond.

Set back from the road beyond a mature fore garden and block paved drive, the internal accommodation in brief comprises: An inviting entrance hall with stairs rising to the upper floor and galleried landing over. There is a guest WC and panelled doors off to the reception rooms.

The spacious lounge is filled with natural light through dual aspect glazing, has a feature marble fireplace with inset real effect fire and double internal doors to a formal dining room with window to rear and further access to the hall. There is a useful study/library which serves as a great hobbies space or home office.

The breakfast kitchen is extremely well equipped, with a comprehensive range of built-in storage, complemented by granite worksurfaces and a range of branded appliances. Tiled flooring continues throughout into the breakfast/dining space, where there is additional storage and ample space for a family table and chairs. A side door then leads to a covered lean too.

To the first floor, a galleried landing provides access to four good size bedrooms and the principal bathroom. Three of the bedrooms have built-in wardrobes and two modern en-suite shower room facilities.







Externally, the property sits well within its plot, which in all extends to approximately 0.28 acre. The rear garden is laid mainly to lawn, with mature planted shrubs, trees and plants throughout. It abuts a generous block paved terrace, which connects the living spaces and provides multiple options for alfresco dining in the summer months, whilst enjoying the open views.

There is access to both sides of the property and a rear personnel door to the detached double garage, which has electrically operated doors, light, power and an oversize bay for a longer vehicle. There are various security and feature lights throughout, which illuminate the gardens in the evening.

### Location

Charlecote is a pretty village lying 5 miles south of Warwick and 4 miles east of Stratford-on-Avon, with its many attractions and amenities. Most of the village is a conservation area, and includes the 16th-century country house, Charlecote Park surrounded by its own deer park, on the banks of the River Avon.

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.





3



4



3



0.28 Acre

# 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.

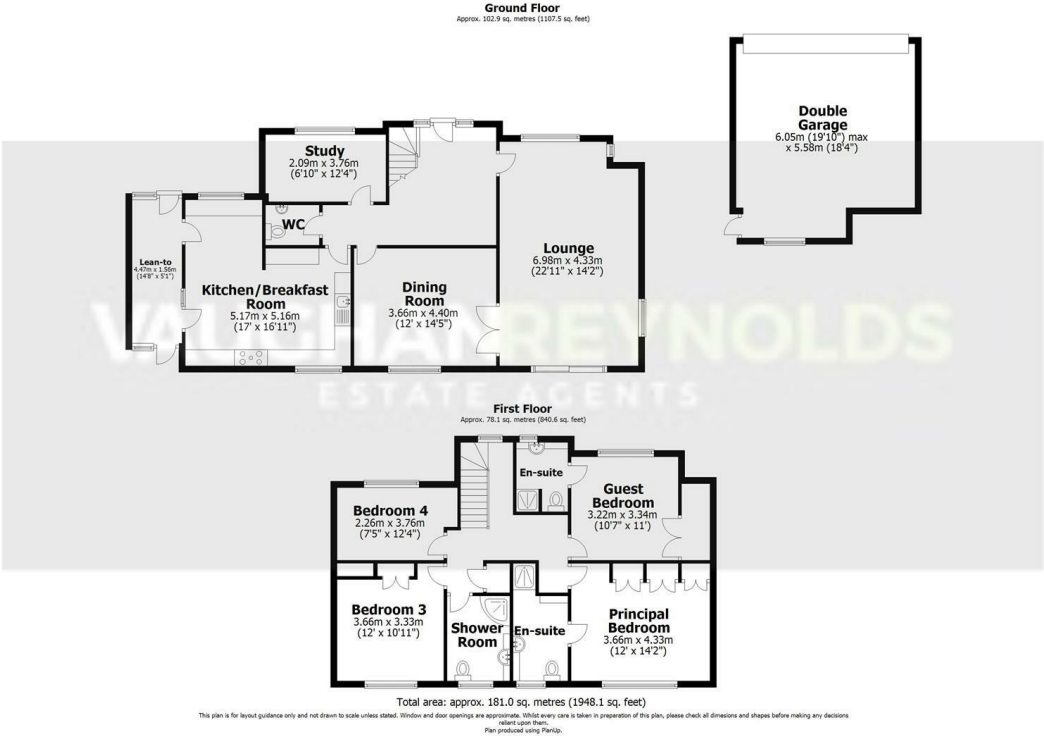
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford-upon-Avon Tax Band

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 free valuations. Please contact the office on **01789 292659** to make an appointment.

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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 80        |
| (55-68) <b>D</b>                            |  | 66                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**VAUGHANREYNOLDS**  
ESTATE AGENTS

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