

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Aaron Leys  
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



## Aaron Leys, Clifford Chambers, Stratford-upon-Avon, CV37 8AA

Aaron Leys is a unique detached property that has recently undergone a significant course of remodelling works, including various extensions which help balance the space, ergonomics and aesthetics. The versatile layout would work particularly well for a growing or multi-generational family, in particular those with a desire to own a generous, flexible home with extensive grounds and breath-taking views on the outskirts of Stratford-upon-Avon town centre. The countless local amenities complete the appeal of this amazing 'lifestyle' home.

- \* Reception Hall
- \* Sitting Room
- \* Formal Dining Room
- \* Impressive Open Plan Family Dining Kitchen
- \* Utility / Boot Room
- \* Landing with Office Space
- \* Four Double Bedrooms
- \* Luxury Bathroom & Three En-suite Shower Rooms
- \* Detached Four Bay Garage, Double Carport & Extensive Parking
- \* Extensive Gardens, Woodland & Paddock Circa 6.64 Acres.



3

4

4

6.64  
acre(s)

Being set back from the road in a discreet, leafy setting, you approach the property via double brick pillars and a sweeping gravel drive, leading to an extensive forecourt parking and turning area. The detached garage block is located to one side and comprises four bays with the option of opening doors to the front. (Planning permission has been granted for a replacement garage block with ancillary accommodation above. Planning reference 20/01075/FUL).

The property is partially hidden beyond a walled frontage, with central walkway which leads to a delightful inner courtyard garden. The wings of the property enclose this space and a central path leads to the main entrance.

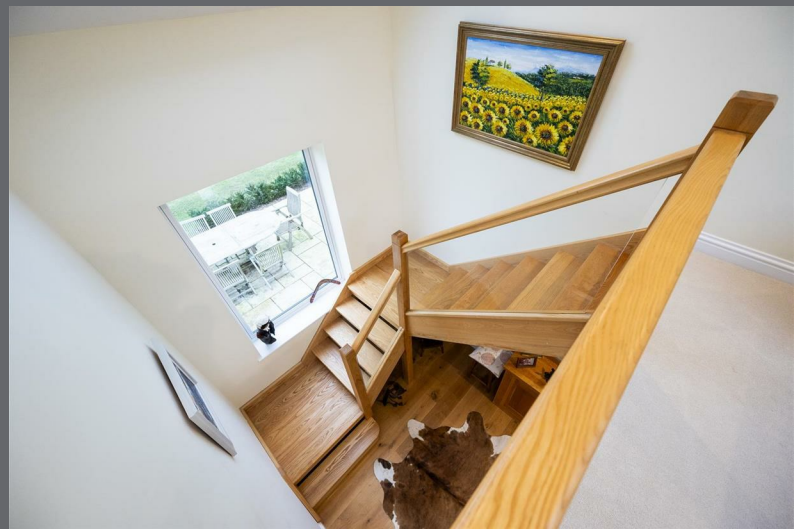
Entering through a contemporary front door, you are greeted by an inviting reception hall with

feature glazing to rear, framing the amazing views, oak staircase to the upper floor and glazed doors off.

The generous sitting room is large, yet cosy, with dual aspect windows, door to the courtyard and built in storage. The dining room is an equally appealing space with dual aspect bi folding doors providing an open flow from inside to both the formal gardens and enclosed courtyard

The heart of this home is without doubt, the truly inspiring open plan family kitchen and principal living space. This impressive room has a double height vaulted ceiling and is filled with natural light through a glazed atrium to rear and bifold doors to side.

There are three zones that help enhance



versatility, currently utilised as a relaxed seating area, dining space and kitchen. Another key focal point is a modern cylindrical log burner.

The kitchen is beautifully appointed with a comprehensive range of storage with timeless, classic shaker door fronts and granite worksurfaces over. There is a range cooker and American fridge/freezer and the island also serves as a breakfast bar for occasional dining. This amazing space will encourage a more sociable way of living. From here, you can access a large boot room and utility.

The well-appointed main bathroom is nearby and has a modern white suite comprising free-standing bath, WC, wash hand basin in vanity unit and stylish tiles and décor.

There are three, generous double bedrooms to the ground floor, located within a dedicated wing. The main bedroom features a glazed atrium to rear and ensuite shower room. A guest bedroom with generous en-suite and access to the courtyard garden, and a third

double with an equally well appointed en-suite. The fourth bedroom is located to the first floor and could serve a multitude of purposes depending on a buyers needs. This is accompanied by a large landing with office space

Externally, the property sits well within its formal gardens that surround all four sides, helping to provide the feeling of space and privacy. Lawns extend outwards from the rear of property, drawing your attention to the breath-taking views towards Stratford and beyond, capturing sight of the Holy Trinity Church and Welcombe Hills Obelisk.

There is an area of woodland to side, making for the perfect nature retreat or activity space for children, with its winding pathways that lead out to the adjoining paddock. For those wishing to utilise the land for more agricultural purposes, or possibly those with an equine interest, there is separate gated access to the road, avoiding the need to enter the property via the main driveway. In all, the plot extends to an impressive 6.64 acres, or thereabouts.





## Location

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.





Planning permission has been granted for a replacement garage block with ancillary accommodation above. Planning reference 20/01075/FUL

### Accommodation

#### Ground Floor

##### Reception Hall

##### Sitting Room

5.14m x 5.40m (16'10 x 17'9)

##### Formal Dining Room

4.69m x 5.23m (15'4 x 17'2)

##### Open-Plan Family Dining Kitchen

13.11m x 7.00m (43'0 x 23'0 ) Max

##### Utility / Boot Room

4.03m x 5.70m (13'3 x 18'8)

##### Landing with Office Space

##### Principal Bedroom with En Suite

5.46m x 5.15m (17'11 x 16'11)

##### Bedroom Two with En Suite

4.31m x 3.53m (14'2 x 11'7)

##### Bedroom Three with En Suite

4.17m x 4.73m (13'8 x 15'6)

#### First Floor

##### Bedroom Four

4.92m x 5.23m (16'2 x 17'2)

#### Outside

##### Car Port

5.50m x 5.70m ( 18'1 x 18'8)

##### Barn 1

4.88m x 2.48m (16' x 8'2)

##### Barn 2

4.88m x 2.55m (16'0 x 8'4)

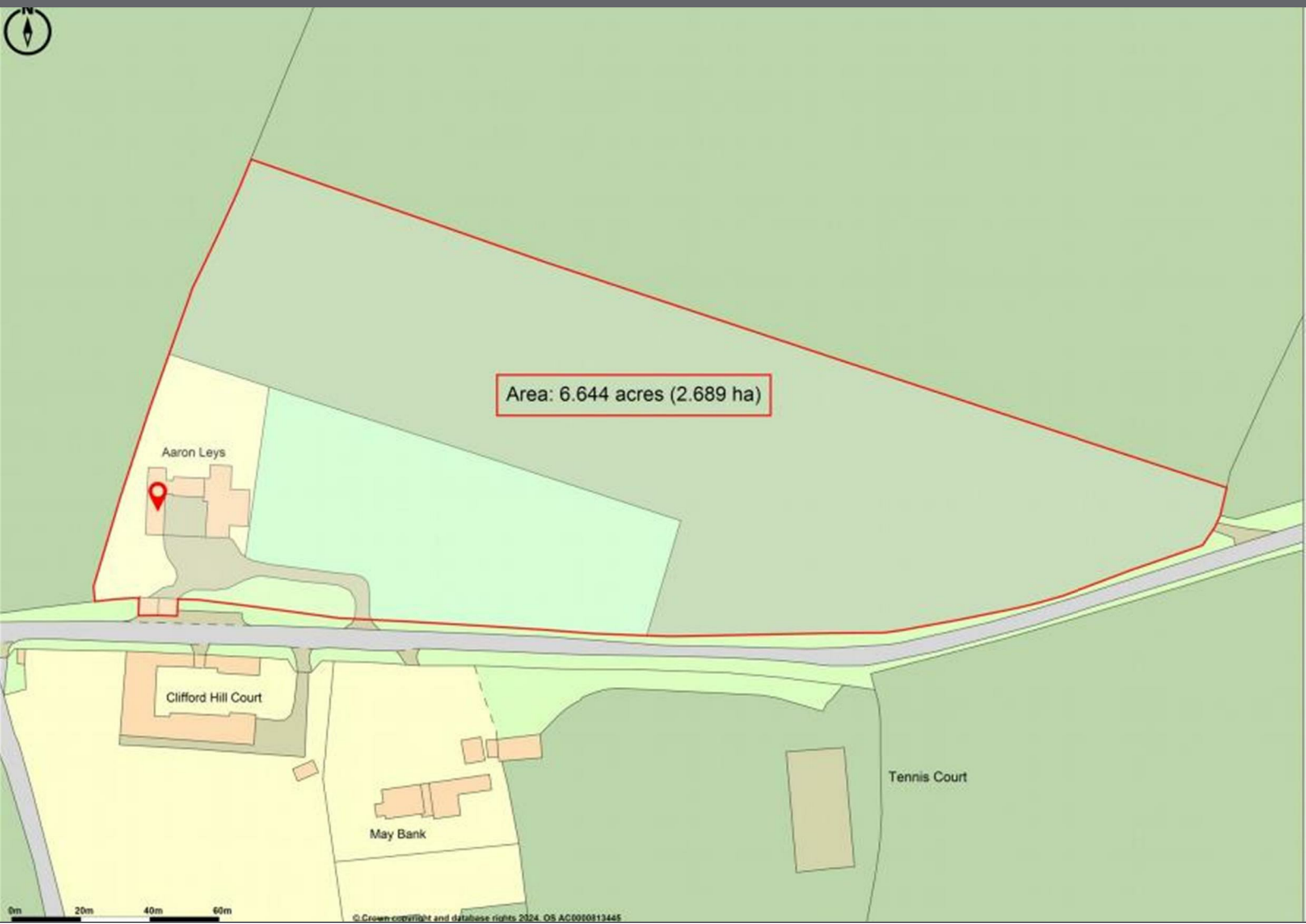
##### Barn 3

4.88m x 5.10m (16'0 x 16'9)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 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](http://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.

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