



VAUGHANREYNOLDS
ESTATE AGENTS

2 The Coach House
Clopton, Stratford-Upon-Avon, CV37 0QR



The Property

Clopton House comprises a magnificent Grade II* Listed property on the outskirts of Stratford-upon-Avon, in a delightful rural position at the foot of the Welcombe Hills. Whilst the main house has been converted into a number of substantial period apartments, the ancillary buildings have also been converted into individual residential homes, each boasting its own unique character and charm.

No. 2 The Coach House, as the name suggests, forms part of the original Coach House to the main house and now comprises a versatile two storey property. Having been thoughtfully refurbished throughout to an exceptionally high standard, including a course of remodelling works, changing the ergonomics and helping to create a stylish and modern interior finish and layout, which blends perfectly with its period origins and amazing setting. Internally, the accommodation on offer in brief comprises

Entrance hall with feature herringbone pattern Karndean flooring, refitted WC/Cloaks and stairs rising to the upper floor. The lounge is flooded with natural light through a feature full height glazed window to the front (the former Coach House doors) and inner door to an exceptionally spacious and superb, well-appointed open plan kitchen, dining and family room. The kitchen has a range of wall, base and larder style units with contemporary handleless doors to front, contrasting polished composite and quartz worksurfaces, Instant Quooker Tap and a full range of NEFF appliances to include Oven, 5 section induction hob, extractor, microwave oven, warming drawer, tall fridge, freezer, dishwasher and washer dryer. The central breakfast bar is a great social and preparation area and provides space for occasional dining. Karndean flooring with under floor heating continues through to a large reception space, which serves as either a dining area or additional seating area if preferred. There are recessed LED spotlights throughout, windows and door set to side and hardwired ceiling speakers.

To the first floor, a landing with wardrobe/stores provides access to three good size double bedrooms and the principal bathroom, which has recently been updated with a contemporary white suite comprising free standing bath, WC, wash hand basin on vanity unit and an oversize shower enclosure with thermostat shower. The master en-suite is equally well appointed with an oversize shower enclosure, his and her sinks, WC and contemporary tiling throughout.







Externally, the property enjoys direct access to a rear, part covered courtyard and to a lawned frontage. Residents also have exclusive access to the landscaped gardens and grounds that surround Clopton House, which is understood to amount to approximately two acres, including tennis court, large lake and ample guest parking, making this a perfect lock up and leave property. No. 2 has the benefit of a single en-bloc garage and parking in a nearby designated area.

The 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.





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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 leasehold - 999 years from 1999. with vacant possession upon completion of the purchase.

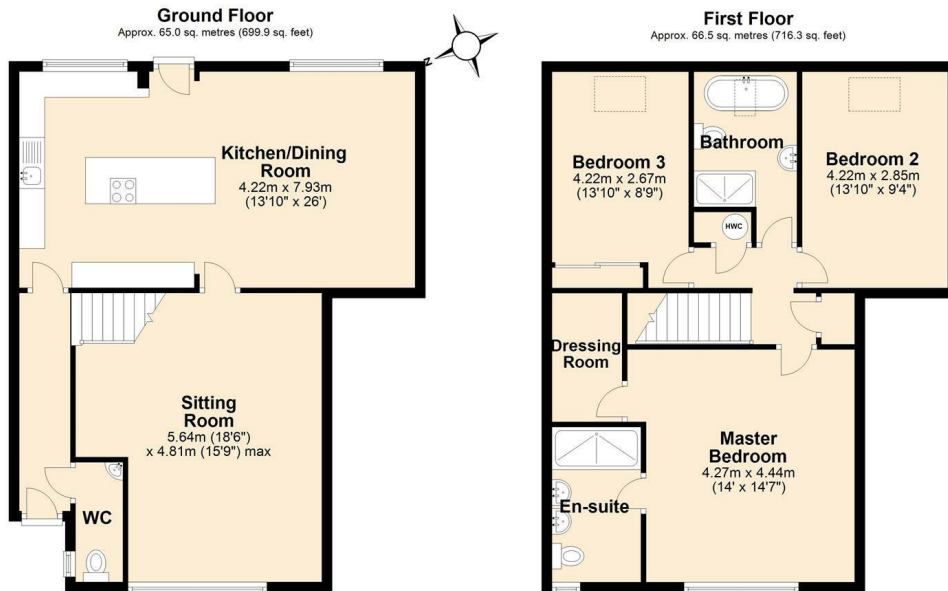
Costs: Bi-Annual Service Charge for 2024 £2511.37 (£5022.74 per annum), to include Buildings Insurance, external maintenance/repairs/window cleaning. Gardening and Estate grounds maintenance. Management fee and reserve fund.

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

Local Authority: Stratford upon Avon Council Tax Band F

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.

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Total area: approx. 131.6 sq. metres (1416.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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