

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Greenacres,  
Alderminster

# 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



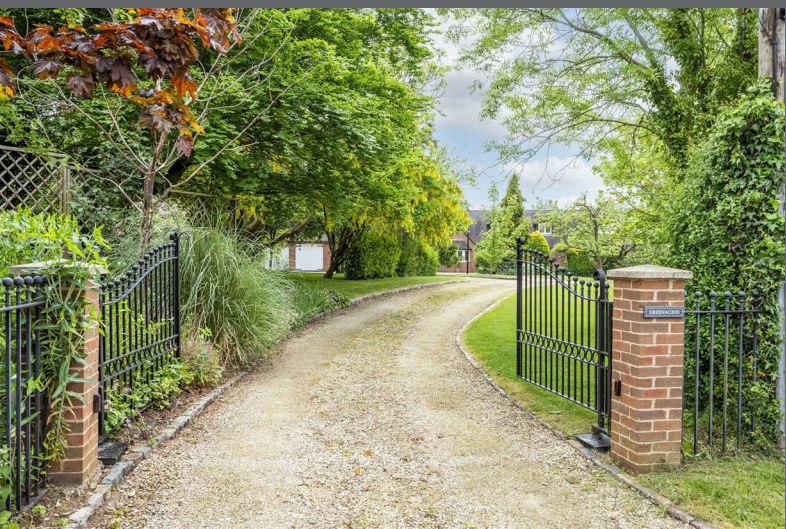
Matt Reynolds  
Director



## Greenacres, Alderminster, Stratford-Upon-Avon, CV37 8NX

Occupying a prominent position in the heart of Alderminster, a prime village situated on the outskirts of Stratford upon Avon. Greenacres is a large detached home, nestled within extensive mature gardens that surround the property to all sides, providing a degree of privacy and seclusion. The property has been extensively modernised over recent times and now boasts a high-quality interior that will appeal to a wide demographic of buyer. For those with a specific need for separate accommodation, there is a spacious self-contained annexe with independent access serving as an ideal space for a dependent relative, home working space or holiday let.

- Entrance Hall & WC/Cloaks
  - Five Reception Rooms
- Breakfast Kitchen & Utility
  - Five Bedrooms
- Modern Bathroom & En-suite
- One Bedroom Self Contained Annexe
  - Double Garage & Ample Parking
- Extensive Gardens circa 0.68 acre
  - Viewing Essential



	
6	5
	
3	0.68 acre(s)

Entering between two brick pillars and through double opening gates, a sweeping gravel driveway is flanked by lawns and mature specimen trees. Entering the property, you are greeted by an impressive reception hall which leads off to the wider accommodation. There is a guest WC and cloaks which has been refitted with a stylish suite. The reception rooms comprise a generous sitting room with a feature fire surround and inset log burner, oak flooring and two bay windows to rear. Double opening doors lead to a cosy snug and further links to an impressive garden room. This generous space can accommodate both

occasional dining and relaxed seating. Continuing, there is a large formal dining room and useful study, which provides space for home working and forms as a link to the main house and annexe. The breakfast kitchen had been beautifully refitted and boasts a comprehensive range of storage, complimented by painted shaker door fronts, contrasting quartz worksurfaces and a bank of branded, integrated appliances. Doors lead out to the garden and an inner door leads to a useful utility and boot room, complete with bespoke fitted storage.



To the first floor, a galley landing with windows to rear, provides access to five bedrooms and a stylish family bathroom. The main bedroom has the benefit of a large dressing room and an equally well appointed en-suite shower room.

Continuing to the annexe, this versatile space has accommodation over two floors comprising an equipped dining kitchen to the ground floor, sitting room and impressive vaulted bedroom with en-suite to the first.

Externally, the property occupies a generous plot that in all extends to approximately 0.68 acres. Laid mainly to lawn, there are numerous interspersed trees and shrubs throughout, with various

feature areas providing a sense of privacy and seclusion. A generous terrace can be accessed via the garden room and kitchen and provides the perfect space to enjoy alfresco dining and its due south orientation.

To the front a large, gravelled parking area provides ample parking and access to an oversize attached double garage with feature clock tower above.





## THE LOCATION

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village, a campervan showroom/garage, and The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.





## GROUND FLOOR

### Entrance Hall

### Kitchen/Breakfast Room

3.70m x 5.54m (12'2" x 18'2")

### Snug

2.98m x 5.3m (9'9" x 17'5")

### Garden Room

3.63m x 7.89m (11'11" x 25'11")

### Sitting Room

5.08m x 6.07m (16'8" x 19'11")

### Dining Room

4.3m x 6.07m (14'1" x 19'11")

### Study

3.7m x 3.85m (12'2" x 12'8")

### Annexe/Kitchen

5.86m x 3.05m (19'3" x 10")

### Garage

7.16m x 9.52m (23'6" x 31'3")

### Principal Bedroom

3.7m x 3.85m (12'2" x 12'8")

### Dressing Room

3.2m x 4.03m (10'6" x 13'3")

### Bedroom Two

4.21m x 3.44m (13'10" x 11'3") max

### Bedroom Three

2.41m x 4.25m (7'11" x 13'11")

### Bedroom Four

3.35m x 4.03m (11' x 13'3")

### Bedroom Five

2.69m x 2.35m (8'10" x 7'8")

### Annexe Living Area

4.99m x 3.05m (16'4" x 10')

### Annexe Bedroom

5.38m x 6.24m (17'8" x 20'6")

## FIRST FLOOR





Total area: approx. 401.7 sq. metres (4323.6 sq. feet)  
The plan is for general guidance only and will have to be adapted to suit your needs. Details and floor levels are approximate. Third party data may be used where appropriate. Please check all dimensions and details before making any decisions about your plans. Plan produced using PlanIt.

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>		72	77
(55-68) <b>D</b>			
(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	



## 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.

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 their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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