



Birgan House  
Clifford Chambers | Stratford-upon-Avon | Warwickshire | CV37 8LA



# BIRGAN HOUSE



*Birgan House, a bespoke country home near Stratford-upon-Avon. Set on 3 acres with breath taking views of the Warwickshire countryside, this 5,000 sq ft residence features four reception rooms, five bedrooms all with en-suites. Offered for sale with no chain.*



# KEY FEATURES

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Nestled in a picturesque rural setting near Stratford-upon-Avon, Birgan House is a magnificent and unique country home. This substantial residence boasts just under 5,000 sq. ft of impeccably appointed accommodation. The property offers some incredible features including solid concrete floors with under floor heating, Sonos sound system, and electrical vehicle charging point. The build zone RICS warranty is still valid until 30/10/26.

## Ground Floor

Designed with meticulous attention to detail, the home offers stylish and spacious living areas with four reception rooms including a dual aspect drawing room, formal dining room, study and a gym/cinema room. The heart of the property is the luxury kitchen/family room with a vaulted ceiling, AGA, and large island unit. Utility room with side access and a pantry.

## First Floor

The first floor features a galleried landing which leads to the bedrooms all of which have private en-suites. The impressive master bedroom suite offers a walk-in wardrobe and luxury ensuite.









# SELLER INSIGHT

“ Birgan House isn't just a home; it's a dream realized,” say the current owners. Having previously lived next door with their young family, they fell in love with the area and the tranquil surroundings. Once they secured planning permission to build Birgan House, they sold the house next door and moved into their purpose-built dream home.

The property exudes a feeling of warmth, space, and freedom, enhanced by its private three-acre plot with stunning views. “It's a perfect retreat in a quiet hamlet, yet we're only minutes away from the bustling town of Stratford-upon-Avon.” The combination of traditional external design and modern, spacious open-plan living inside makes Birgan House a welcoming and unique space.

Among the owners' favourite spots in the home is the dining area. “We love enjoying family meals at the dining table, especially when the bi-fold doors are open, letting in the fresh air as we look out across the beautiful views, all while listening to piano music in the background.” The natural light plays an essential role in the ambiance of the house, with sunlight flooding in throughout the day. “The sun rises at the front, works its way around the side windows, and brings bright afternoon light into the rear garden and patio, before ending the day with breathtaking sunsets across the fields and hills.”

The outdoor spaces at Birgan House are just as captivating. “The spacious garden, the privacy, and having our own woodland and wildflower meadow all add to the home's charm. It feels like our own private sanctuary.” The expansive property offers the perfect balance of serenity and space for relaxation or entertaining. The owners have hosted many special gatherings, including an emotional night before their daughter's wedding, where she and her bridesmaids spent the evening at home.

Birgan House has also perfectly supported their daily routines. “I often work from home after a workout in the gym or a walk with the dog around our field. There's ample space for our large family when they all come to visit.” The property's location is ideal for an active lifestyle, with plenty of options for walking or cycling along the nearby “Greenway” public footpath into town, as well as access to golf and tennis facilities.

In reflecting on their time here, the owners always speak fondly of this quiet, private hamlet. Their advice to future owners? “Enjoy escaping the world every time you come home!” Birgan House is more than just a property— it's a peaceful haven, offering a lifestyle that blends comfort, beauty, and a deep daily connection with nature.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























# KEY FEATURES

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## Outside

Set within almost 3 acres of private grounds. There is a sweeping private driveway, ample parking, double garage, and extensive grounds with private woodland, a large terrace and stunning countryside views.





# LOCAL AREA

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Tiddington village, which is within walking distance to the town centre, has a shop, delicatessen, award-winning Indian restaurant, Chinese restaurant, and Pub. Alveston Village is a stone's throw away with the very highly regarded Baraset Barn restaurant and village pub.

Stratford-Upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School.



# INFORMATION



## Services, Utilities & Property Information

Utilities – Mains water, air source heat pumps, sewerage treatment plant.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area; we advise you to check with your provider.

Broadband Availability – Superfast Fibre 160 Broadband via Aquiss.

Local Authority – Stratford-on-Avon District Council

Strictly via the vendors sole agents Fine & Country on 01789 332600

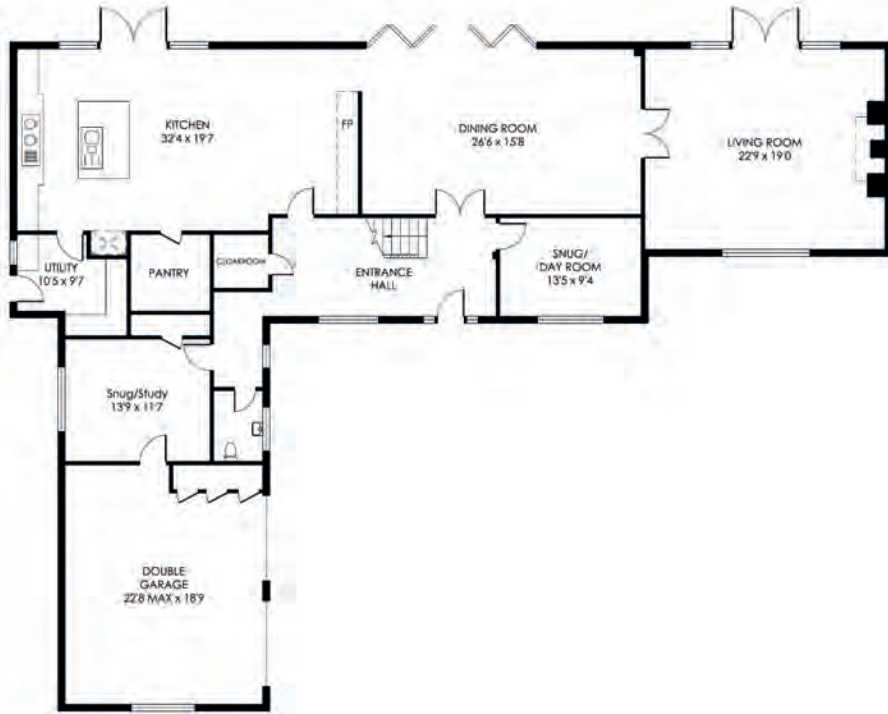
Website

<https://www.fineandcountry.co.uk/stratford-upon-avon-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
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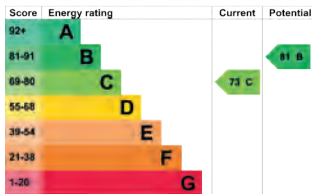
*Guide price* £2,350,000



**GROUND FLOOR**



**FIRST FLOOR**



APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 4402 SQ FT  
 GARAGE : 425 SQ FT  
 TOTAL AREA : 4827 SQ FT

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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## JONATHAN HANDFORD

### MANAGING DIRECTOR

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I am a well-established figure within the Fine & Country team and a great role model for the brand. I'm a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home.

My experience gives me the opportunity to share my knowledge, and on a monthly basis I deliver consultancy training to Fine & Country agents from all across the UK. My academy training is followed by new and old agents alike and I have partnered with many of the industry's finest coaches and trainers to raise the bar on standards for the industry.

I live in Leamington Spa with my wife Laura and my son Elliot. Laura also works within the Fine & Country business and works closely with me and my clients.

In January 2019 the Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

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