



WOODVIEW

- P A T H L O W -

Woodview, Pathlow
Stratford-Upon-Avon, CV37 0RQ



Woodview is a beautifully renovated residence in Pathlow, Stratford-upon-Avon, offers over 4,600 sq ft of luxurious accommodation, blending contemporary finishes with countryside charm. Set within an expansive plot with landscaped gardens, tennis court, and a self-contained annex, the home is approached via a sweeping driveway and features a double garage and solar panels.





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Set well back from the road behind a long, sweeping private driveway, the property sits within a substantial and private plot that ensures total seclusion. The approach opens to an impressive lawned frontage with captivating views over open fields and surrounding woodland. A spacious gravelled driveway provides ample parking, complemented by a detached double garage, all contributing to the property's impressive yet tranquil first impression.





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A charming entrance porch leads into a spacious central hallway with cloakroom and storage space. The beautifully designed Neptune kitchen and dining room is the heart of the home, featuring a large central island, built-in appliances, including twin dishwashers & range cooker and far-reaching countryside views outlook through every window.

A walk-in larder, utility room, and boot room add practical convenience. Also on the ground floor, a stylish snug room opens directly to the garden, while the upstairs living room retreat features a log burner and opens onto a Wisteria-clad terrace, perfect for quiet relaxation or entertaining.





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The principal suite includes a generous bedroom, bespoke dressing room, luxurious en-suite, and private access to a high-spec gym. Two further ground floor bedrooms share a refined family bathroom and a second fitted dressing room.

On the upper floor, two additional double bedrooms include one with an en-suite and another with a large storage cupboard, served by an additional en-suite.





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The most impressive rear garden is beautifully landscaped and fully wraps around the home, featuring manicured lawns, flowerbeds, a large raised patio for outdoor entertaining which leads directly out from the home and enjoy the feature open view. To add to the garden, full-size tennis court, again framed by open views and mature planting. Adjacent to the tennis court is discreet access to the self contained annex.





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Finished to the same exacting standard as the main house, the self-contained annex offers a double bedroom, full kitchen, comfortable living room, and stylish bathroom, ideal for guests, extended family, or staff accommodation.





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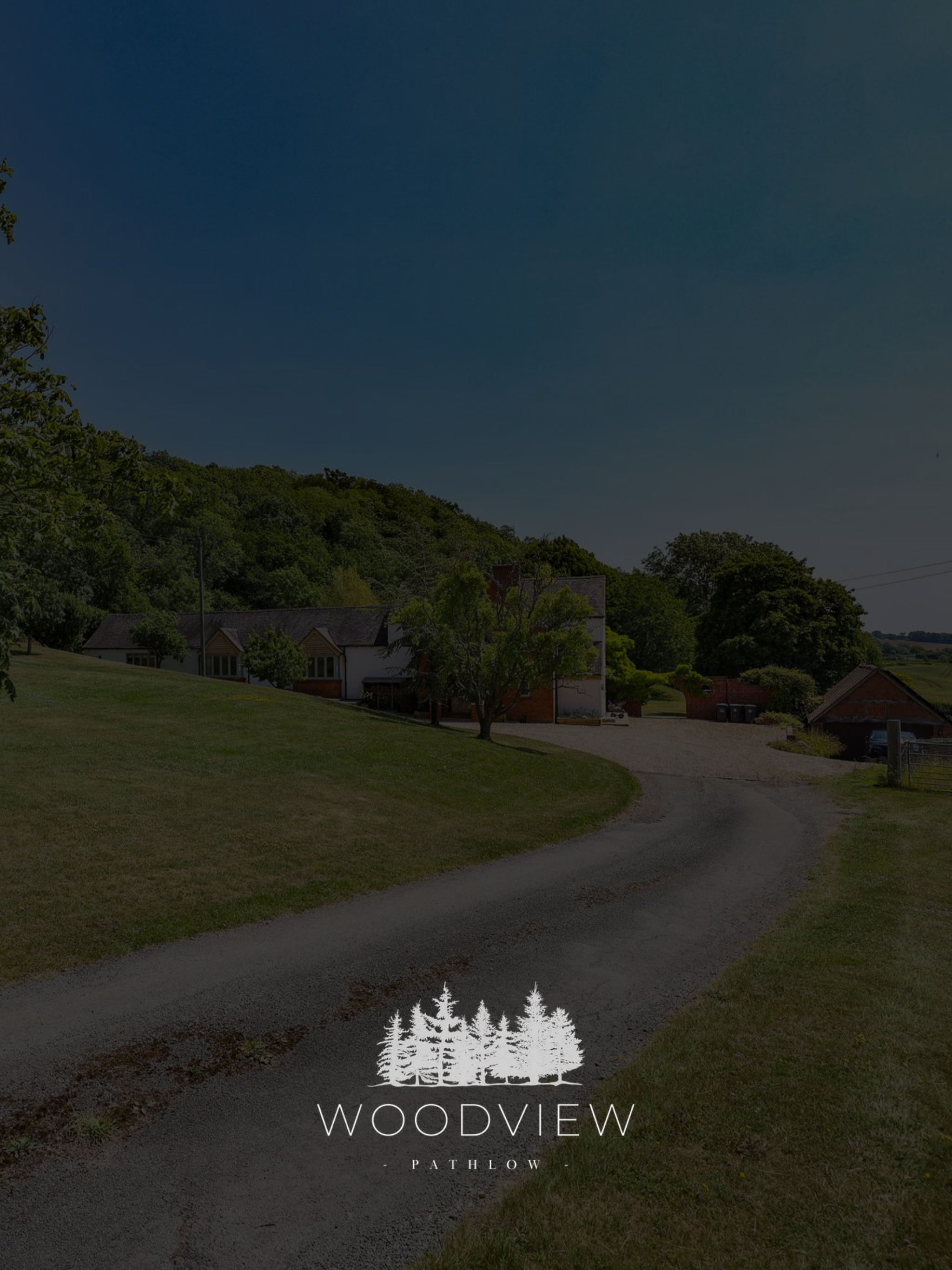


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Location

Nestled in the peaceful hamlet of Pathlow, this property enjoys a rural yet well-connected setting just three miles north of Stratford-upon-Avon and close to the village of Wilmcote, which offers a local pub, train station, and historic attractions including Mary Arden's Farm.

Stratford-upon-Avon itself is a vibrant market town steeped in history and culture, with a fantastic choice of restaurants, bars, shops, and well-regarded schools. As the birthplace of Shakespeare, the town hosts year-round performances across three Royal Shakespeare Company theatres and offers a variety of leisure activities along the picturesque River Avon.

The area benefits from excellent transport links, including regular train services to Birmingham and London via nearby Warwick Parkway and Leamington Spa stations. Junction 15 of the M40 is within a 15-minute drive, while Birmingham International Airport and major exhibition centres are all accessible in under an hour.



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