

A photograph of a wooden door with a stone wall and a lantern. The door is made of light-colored wood with vertical stiles and a central panel. It features two large black metal hinges and a central lock. Above the door is a black lantern. The wall is made of red and brown bricks. A white gutter is visible at the top. A dark grey diagonal shape is in the top left corner, and an orange diagonal shape is in the bottom left corner.

SHEPHERD CULLEN

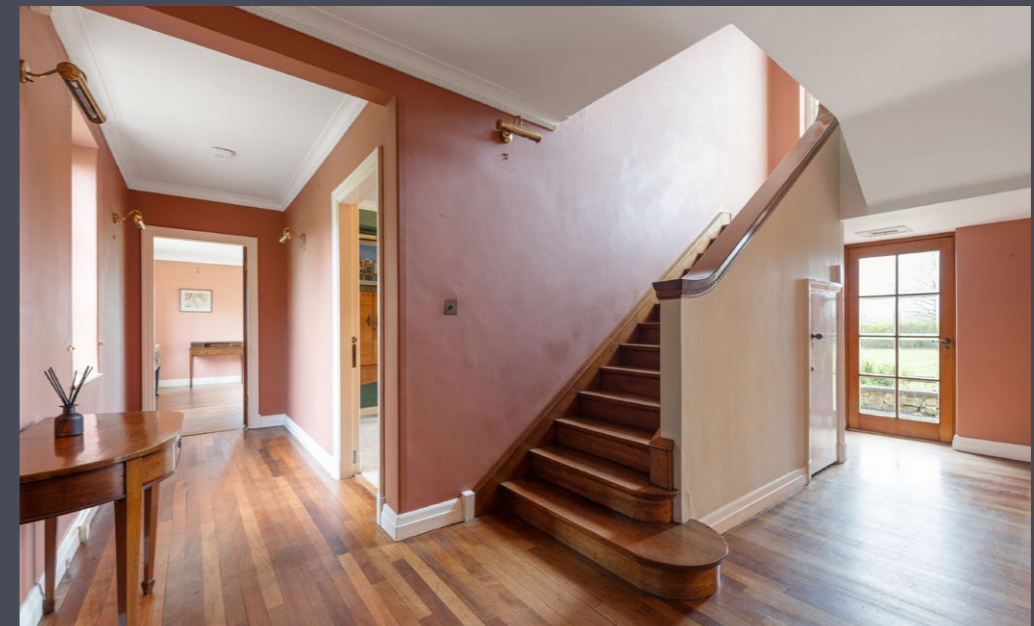
Preston Fields Lane
Preston Bagot

Prestonfield – a charming, detached country home that stands proudly within approx. 4.76 acres of garden and paddock land. The property is privately located on a country lane in the idyllic rural village of Preston Bagot, enjoying views of the surrounding countryside from all elevations.

Upon approach, the sweeping driveway passes the established lawns and planting leading up to the main house and provides a glimpse of the further encircling gardens and additional paddock land.

The solid wooden front door with featured iron detailing leads into the inviting porchway and entrance hall. The ground floor accommodation comprises of a beautiful dual aspect living room with feature fireplace and spectacular views from the front to the rear of the property. The copious amount of natural lighting does not go unnoticed. The cosy study provides a peaceful environment with fireplace and views onto the rear garden.

circa 4.76 acres of garden
and paddock land



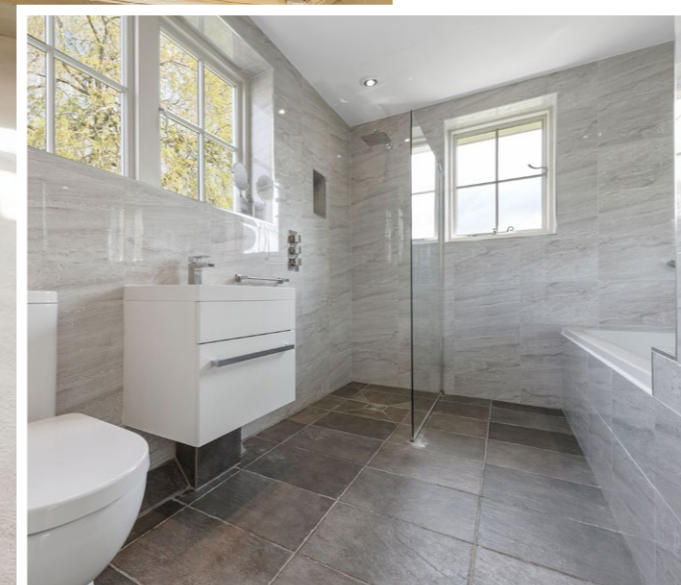


The traditional formal dining room is a great place to entertain and is conveniently located adjacent to the kitchen and breakfast room via two connecting doors. Both the dining room and kitchen enjoy access onto the rear patio via two sets of French doors – perfect for in the summer months. All reception rooms to the ground floor enjoy the southerly facing aspect. The separate pantry, utility, cloakroom and tool room complete the ground floor accommodation.





The principal suite to the first floor enjoys a modern ensuite shower room, vanity unit with sink and walk through dressing area. There are three further double bedrooms, all with built in wardrobes and a family bathroom. All bedrooms enjoy views of the rear garden and surrounding countryside.



Further accommodation is provided in the adjoining, yet self-contained 'annexe' which was previously used as a private office space, offering two offices, a kitchen/storeroom, modern shower room on the first floor and a delightful snug to the ground floor. This area provides versatile accommodation, ideal for teenagers, relatives visiting or a business that perhaps operates from home. The annexe can be accessed from the main house, yet also benefits from a separate front door providing further privacy if required.

The detached pool house is a short distance from the main house and includes a training pool, space for gym equipment, separate shower room and toilet. The private patio to the pool house benefits from outdoor lighting and is a wonderful spot to unwind and appreciate the tranquil scenery.

The property has been immaculately cared for over the last 30 years, but provides a buyer with a brilliant opportunity to extend and enhance the property further to suit their own style.

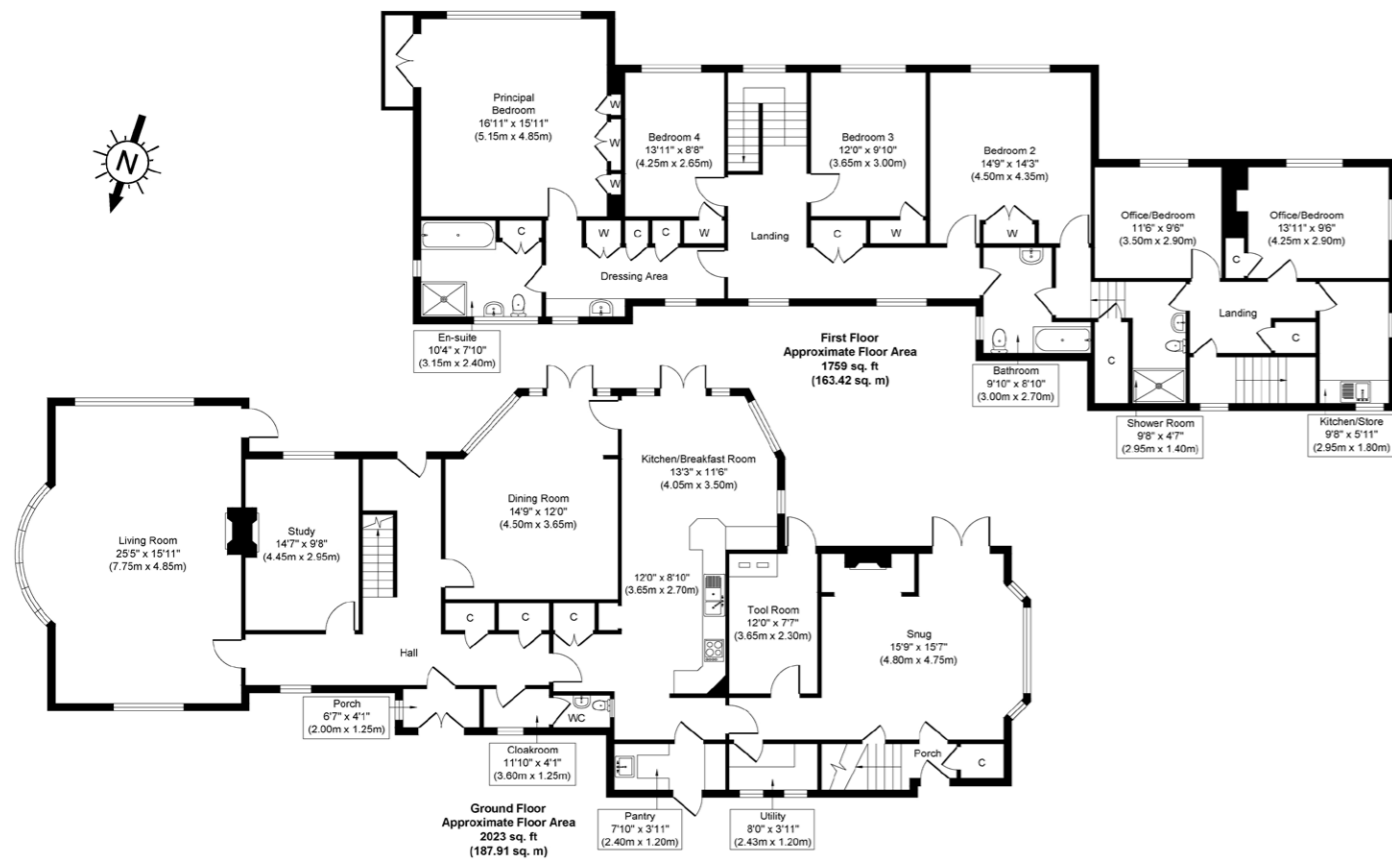


The grounds surrounding Prestonfield are to be admired and several pockets of garden space have been created overtime. The large patio area and established lawns enjoy a southerly aspect and the gardens are home to a variety of plants and shrubs, including the apple trees in the orchard which are never short of supply!

Externally, there are multiple outbuildings in the grounds of Prestonfield including a double car barn and single garage, ideal for car enthusiasts! The barn doors in between the car barn and garage can be opened to allow another route into the property if so desired. There is an additional cart barn to the front of the property, ideal for gardening equipment. The paddock can be accessed from the front driveway with an

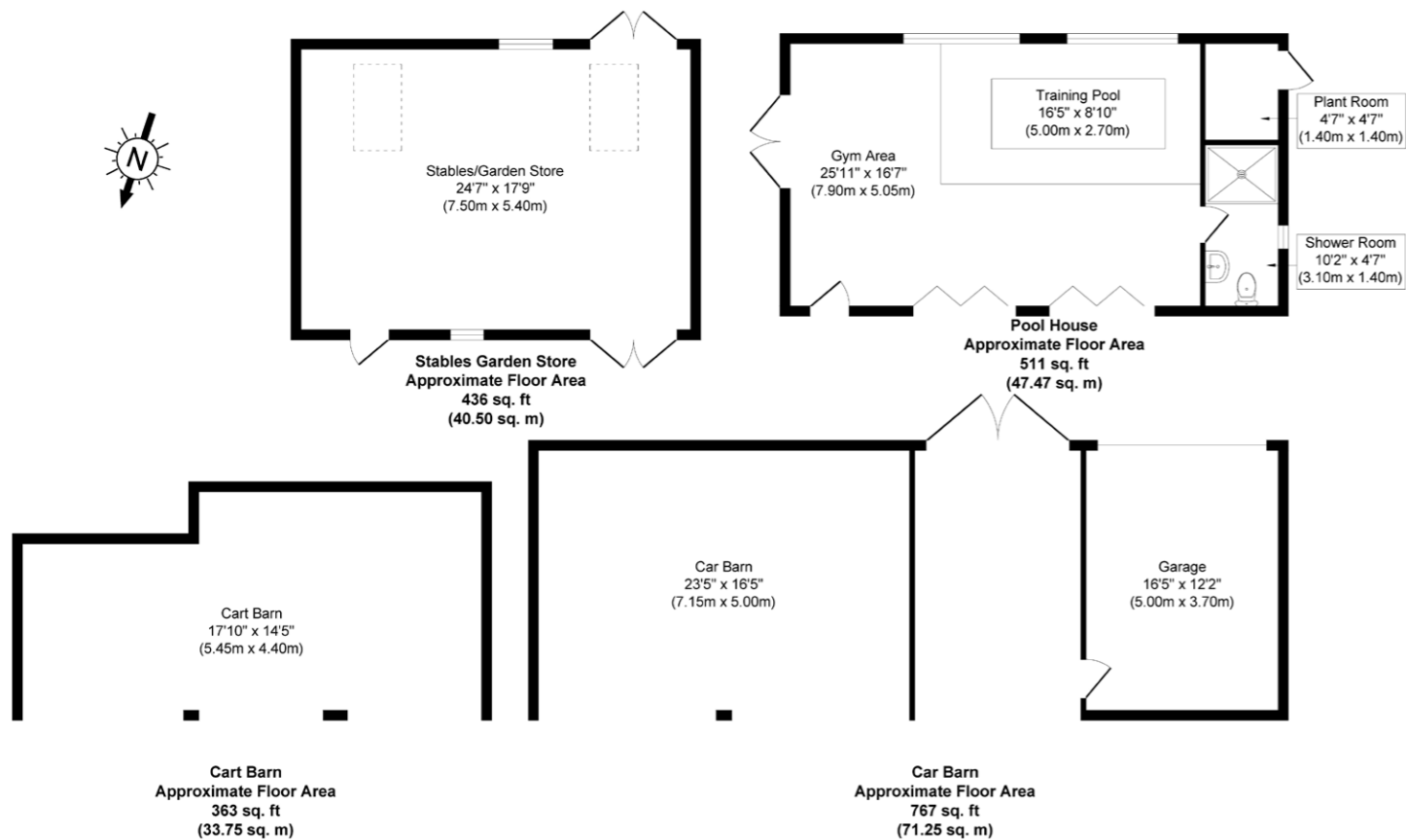
outbuilding to the rear of the paddock, ideal for stabling horses or ponies or can be simply used to store outdoor equipment.

Preston Bagot is an aspirational address for many, combining the country lifestyle, yet benefitting from the excellent local connections to Henley in Arden, Warwick and Stratford upon Avon, all offering an array of local amenities. The property is situated 3.1 miles from Claverdon Train Station, 5.3 miles to Hatton Train Station and 4.9 miles from Lapworth Train Station with frequent routes to London Marylebone. There are many pubs and gastro pubs within a short drive from the property – the Red Lion, Claverdon, The Fleur de Lys in Lowsonford and The Boot Inn in Lapworth to name a few!



Approx. Gross Internal Floor Area 3,782 sq. ft. (351.33 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com



Approx. Gross Internal Floor Area 2,077 sq. ft. (192.97 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

General Information

Tenure: Freehold
Services: LPG Gas | Mains water connection | Septic tank | Electric underfloor heating to principal ensuite.
EPC Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	30 F	
1-20	G		

Local Authority: Stratford Upon Avon District Council | Tax Band G (correct at time of assembling the sales details)

Postcode: B95 5EG

DIRECTIONS

Heading south into Stratford Upon Avon, from the traffic lights at the end of Henley in Arden High Street turn left onto the Warwick Road/A4189 for 1.4 miles. Passing Pettiford Lane on your right hand side, take the next left towards Preston Bagot. Take the next right onto Preston Fields Lane and follow the country lane, passing Preston Bagot church on your left. The property is situated on the right hand side with a cattle grid at the bottom of the driveway.

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. 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. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

✉ contact@shepherdcullen.com

☎ 01564 791 551

🌐 shepherdcullen.com

📍 Office 1A, The Exchange,
20A Poplar Road, Solihull B91 3AB
Meeting Suite: 1 Old Warwick Road,
Hockley Heath B94 6HH