



**Campden Lawns, Alderminster, Stratford-upon-Avon, CV37  
8PA**

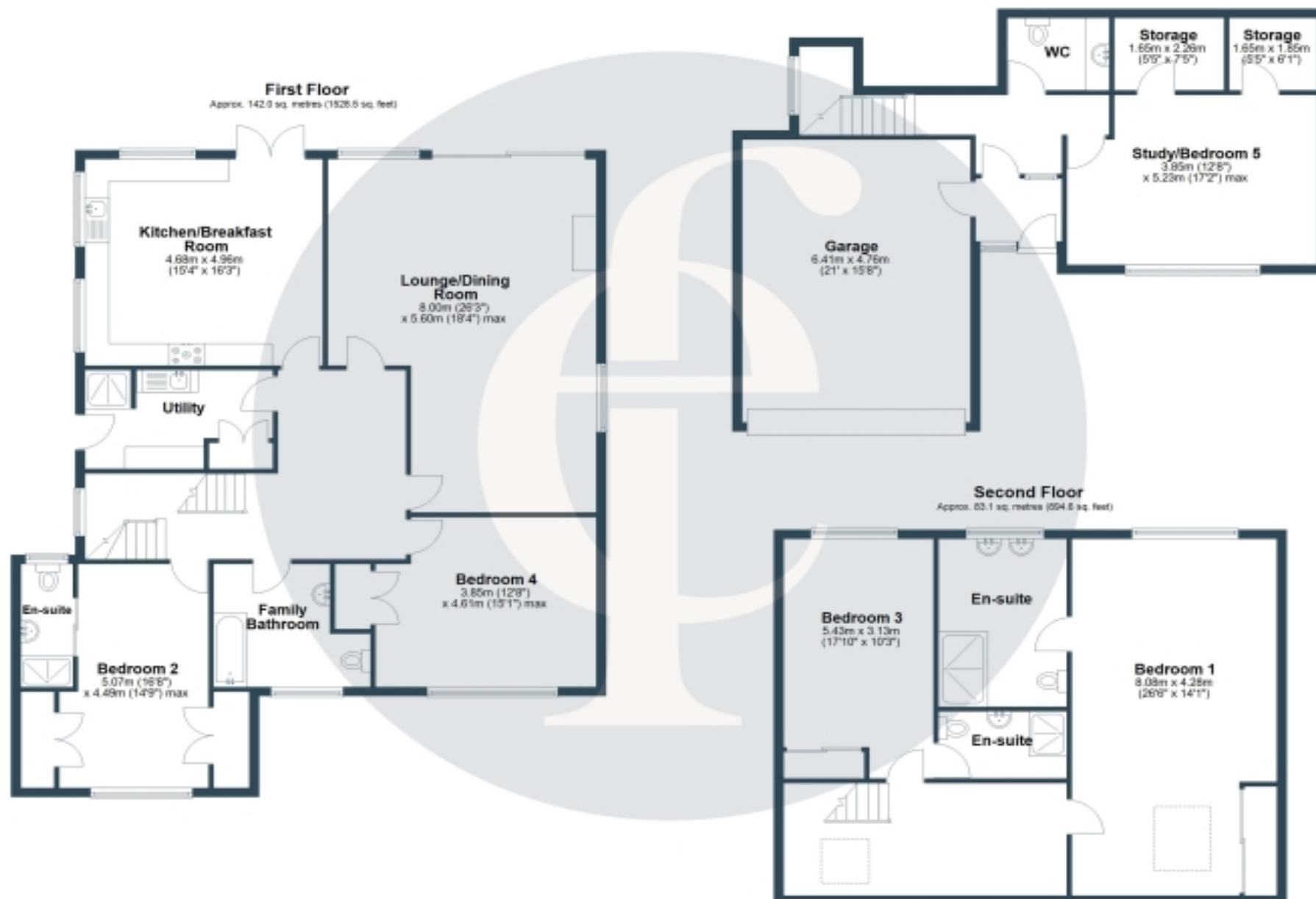
**Guide Price £695,000**







**Lower Ground Floor**  
Approx. 73.4 sq. metres (793.8 sq. feet)



Total area: approx. 298.5 sq. metres (3212.9 sq. feet)

Where do we begin to try and describe this versatile fabulous detached rural home?

I would have to begin with mentioning the stunning open views over the Warwickshire countryside, this is just one of the things that makes this home so special. Enjoying a secluded private garden ideal for sitting out in the summer whilst the kids play or even being lucky enough to see Red Kites circling and drifting in the sky above whilst you enjoy your evenings over a glass of chilled wine or a hot coffee".

This is definitely a home you need to view to appreciate the large rooms and stunning position, as the wow factor is apparent as soon as you are enter through the front door.

This executive large family home is nestled in a quiet cul-de-sac within the highly regarded village of Alderminster with the accommodation being arranged over three floors and is ideal for a family requiring space, and maybe a bit of independence. Offering the best of both worlds for families who maybe want to have family time together in front of the tv in the large reception room or Sunday lunches all together in the breakfast kitchen but also be able to spread out and not feel on top of each other!

The location is idyllic with Alderminster being a small village nestled just four miles from Stratford upon Avon. The property is within easy walking distance of an award-winning gastro pub, The Bell and the local Shipston-on-Stour just 5 miles provides a great selection of daily amenities".

There is an excellent selection of state, grammar and private schools, including boys' and girls' grammar schools in Stratford-upon-Avon and Warwick, The Croft Prep School in Stratford-upon-Avon, Bloxham and Sibford near Banbury and Kitebrook near Moreton-in-Marsh.

For the commuter, there is easy access to the M40 (J15), approximately 10 miles away. There is a regular train service from Warwick Parkway and Banbury to London Marylebone and from Moreton in Marsh to London Paddington.

The accommodation welcomes you once you have entered through the porch into the spacious hallway ideal for pushchairs, bags and shoes to be kicked off! Leading off is a large reception room ideal for either a WFH office and seeing clients that can pop by just to the ground floor space without interrupting the family home. Or another option is a ground-floor fifth bedroom for maybe a mature relative, as it has a large walk-in room that previously was an en-suite shower room so could conveniently be returned in status to a wet room. Further to the ground floor is a guest cloakroom and internal convenient access to the double garage.

The first floor offers a spacious upper hall allowing access to the large "L" shaped sitting through the dining room with a feature log burner and patio doors opening onto the garden, inviting the open views into the home. Adjacent is the family breakfast kitchen with contemporary fitted units and integrated induction hob, double oven, full-length fridge, and freezer, not forgetting space for a dishwasher. Essential to any busy family life is the utility room with access via a stable door to the side of the house ensuring all muddy boots and dogs can come straight into the dog shower! An area to keep the washing machine and tumble dryer and any further appliances.

Adding to the flexible living are two double bedrooms both with built-in wardrobes, with one offering an en-suite idea for guests. Completing the first floor is a family bathroom with a "P" shaped bath and shower over.

The top floor is an incredible space with a welcoming study landing ideal for a desk for homework or a reading chair to relax. You will find here a master bedroom with built in wardrobes and dual aspect offered by Velux rooflights enjoying elevated views over Warwickshire and a luxurious en-suite with "his and her" wash hand basins set into vanity units and a large walk in raindrop shower. Another double bedroom completes this floor with again a further en-suite.

Yes you have counted right, there are four double bedrooms all with access to en-suites or a family bathroom and further potential for a fifth bedroom to the ground floor! All your boxes will be ticked with this beautiful family home.

The outside offers a well-stocked inclining landscaped garden is laid to lawn with a patio seating area ready for alfresco dining whilst letting your stress disappear as you gaze over the open countryside. The front includes a large driveway for 2 cars and access via the remote control garage door to the double garage.













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