



Cranford,
25 Chapel Lane, Aston Cantlow, Warwickshire, B95 6HU
Offers Over £725,000

Built in 1976, this unique property was designed to complement the adjoining half-timbered listed building and incorporates features that evoke the charm of an older residence, however, it was constructed to modern standards and is not listed.

Deceptively spacious, the home has been thoughtfully extended by the current owners and offers versatile accommodation ideal for modern family living. Internally, the property comprises; four bedrooms (with potential fifth bedroom on the ground floor), two bathrooms, generous-sized living room with feature Inglenook fireplace, bright and spacious garden room, open plan kitchen/breakfast/dining area, utility room, and downstairs cloakroom. Outside, the property benefits from a pleasant West-facing garden and garage.

Aston Cantlow is a small, pretty village situated in the county of Warwickshire, being set amongst undulating countryside and providing such amenities as The Kings Head (pub and restaurant), parish church, tennis club, and village hall. The nearby town of Stratford-upon-Avon is renowned as the region's cultural centre, being the birthplace and burial place of the world renowned and celebrated playwright and poet, William Shakespeare, and thus, is the home of the Royal Shakespeare Theatre. There are an excellent range of shopping and recreational facilities in the town centre, as well as at the Maybird and Rosebird Centres, together with a number of quality restaurants and public houses. The area is well served by schools to suit all age groups, including public, grammar and private schools, for both boys and girls. There are two railway stations ("Stratford-upon-Avon" and "Stratford Parkway"), which offer regular trains to Leamington Spa, Solihull and Birmingham City Centre. The town is also within easy access of the A46, which, in turn, provides fast links to the M5, M6, M40 and M42 motorways.



The property is set back from the quiet lane behind picket fencing (set on brick wall) and feature borders with a range of established plants and shrubs. A matching picket gate leads to the traditional cottage-style front garden with mature hedging to two sides and brick wall to another side. A brick-edged stone footpath leads to the gravelled area, which, in turn, gives access to the garage with electric car charging point and lawn with well-stocked borders. The stable-style timber front door, with glazed insert, opens into:

Entrance Porch/Boot Room

With UPVC double glazed leaded light window to the side and stable-style timber door, with glazed insert, leading to the side passageway, which gives access to a timber shed. Door into:

Open Plan Kitchen/Breakfast/Dining Area

• Dining Area/Hall

23'11" (max) x 12'9" (max) (7.30m (max) x 3.90m (max))

With feature exposed timber beams to the ceiling, UPVC double glazed leaded light windows to the front and side, turned staircase rising to the first floor, understairs storage cupboard, inset fireplace, radiator, and tiled flooring. Wide opening into:

• Breakfast Kitchen Area

13'1" (max) x 11'1" (max) (4.00m (max) x 3.40m (max))

With feature exposed timber beams to the ceiling, UPVC double glazed leaded window to the front, fitted kitchen with a range of wall, drawer and base units with granite work surface over, inset 1.25 bowl stainless steel sink with inset draining grooves and mixer tap (with chef attachment) over, built-in "Smeg" electric double oven and grill, space and plumbing for an American-style fridge-freezer, integrated dishwasher, central island incorporating breakfast bar and with inset "Whirlpool" 4-ring electric hob, tiling to splashback areas, radiator, and tiled flooring. Part glazed door into:

Pantry

With built-in wall and base units with roll

edge work surface over, fitted wine rack, additional shelving, and space and plumbing for a dishwasher.

Downstairs Cloakroom

5'6" x 4'11" (1.70m x 1.50m)

With obscure UPVC double glazed window to the side, wall hung low level WC with concealed cistern, a range of storage cupboards with roll edge work surface over and inset wash hand basin with mixer tap over, fitted coat hooks, and vertical radiator.

Living Room

24'3" (min) x 13'5" (7.40m (min) x 4.10m)

With feature exposed timber beams to the ceiling, UPVC double glazed leaded light window to the side, "Vistaline" single leaf sliding/turning doors leading to the garden room, large Inglenook fireplace with timber mantel, dog grate, stone hearth and inset seating area, and radiator. Door into:

Utility Room

9'2" (max) x 4'11" (2.80m (max) x 1.50m)

With part glazed door, with matching side window, leading to the inner hallway, inset Belfast-style sink, space and plumbing for a washing machine, space for a tumble dryer, floor mounted oil-fired combination boiler, tiling to splashback areas, and quarry tiled flooring.

Garden Room

14'9" x 12'5" (4.50m x 3.80m)

With feature exposed timber beams to the ceiling and walls, large glass ceiling lantern, aluminium framed full height windows to the side and rear, "Vistaline" single leaf sliding/turning doors leading to the garden, and tiled flooring (with underfloor heating). Opening into:

Inner Hallway

18'0" x 4'7" (5.50m x 1.40m)

With tiled flooring (matching the garden room). Door and step up into:

Garage

14'5" x 8'10" (4.40m x 2.70m)

With pitched roof (with rafters providing additional storage area over garage and home office/guest bedroom/games room), double timber doors to the front, obscure UPVC part glazed door leading to the

garden, lighting, and power. UPVC part glazed door into:

Home Office/Guest Bedroom/Games Room

21'7" x 8'10" (6.60m x 2.70m)

With UPVC double glazed windows to the side and radiator.

First Floor Landing

With hatch giving access to the loft space, feature exposed timber beams to the ceiling, and UPVC double glazed window to side. Door into:

Airing Cupboard

With shelving.

Bedroom One

17'4" x 13'5" (5.30m x 4.10m)

With aluminium framed double glazed 'tilt and turn' windows to the rear, a range of built-in wardrobes, and vertical radiators. Door into:

En-Suite Shower Room

8'10" x 6'6" (into shower) (2.70m x 2.00m (into shower))

Recently refitted; with obscure UPVC double glazed leaded light window to the side, 3-piece suite comprising; large shower tray with aquaboard to all sides, glazed screen, mains fed 'rain head' shower and handheld attachment over, wall hung low level WC with concealed cistern, feature stone circular-style wash hand basin with mixer tap over and set on stone shelf, storage cupboard, tiling to splashback areas, and chrome ladder-style heater towel rail.

Bedroom Two

12'9" x 11'1" (3.90m x 3.40m)

With UPVC double glazed leaded light window to the front, a range of built-in wardrobes with hanging rail and shelving, and radiator.

Bedroom Three

13'5" x 8'6" (4.10m x 2.60m)

With UPVC double glazed leaded light window to the front and radiator.

Bedroom Four

8'2" x 6'10" (2.50m x 2.10m)

With UPVC double glazed leaded light window to the front and radiator.

Family Bathroom

9'10" (max) x 5'10" (max) (3.00m (max) x 1.80m (max))

With obscure UPVC double glazed leaded light window to the side, 3-piece suite comprising; P-shaped panelled bath with glazed screen, mixer tap, mains fed 'rain head' shower and handheld attachment over, wall hung low level WC with concealed cistern, vanity unit with drawers and inset wash hand basin with mixer tap over, storage cupboard with roll top work surface over, aquaboard to splashback areas, and ladder-style heater towel rail.

Garden

The garden is mainly laid-to-lawn, featuring a tiled patio area that is directly accessible from the garden room, adjacent to a decorative pond with a water feature. The garden is enclosed on three sides by timber fencing and well-stocked flower borders.

Towards the rear of the garden, a second paved patio area provides space for outdoor entertainment and relaxation, and includes; greenhouse, brick-built log store incorporating a pizza oven, raised vegetable garden, and steps to a decked terrace that currently accommodates an inset hot tub.

Beyond the garden, there are open views over the adjoining greenbelt fields to the South-West.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'None'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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