



Chestnut House, Wixford Road, Nr Ardens Grafton



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Chestnut House is situated just outside the popular village of Ardens Grafton. The village has an excellent local primary school, public house, parish church and village hall. Day-to-day amenities can be found in nearby Alcester, which has a Waitrose store. Stratford-upon-Avon is the region's cultural centre and the home of the Royal Shakespeare Company and also has a comprehensive range of shopping and recreational facilities.

There is a wide range of state, private and grammar schools in the area to suit most requirements, including Alcester and Stratford-upon-Avon.

The house has excellent communication links with access to the M40 to Birmingham and London, and the M5 gives access to the South West.



Local authority: Stratford-on-Avon District Council

Council tax band: G





Intercity trains run from Evesham to London Paddington and Warwick Parkway to Birmingham and London Marylebone.

There are race courses at Stratford-upon-Avon, Warwick and Cheltenham, bridleways, and footpaths for country walks.

Alcester 3 miles, Stratford-upon-Avon 8 miles, M40 (J15) 13 miles, M5 (J7) 16 miles, Warwick Parkway Station 15 miles (trains to London Marylebone from 69 mins), Birmingham City Centre 23 miles (distances and time approximate).

The property

Chestnut House is a wonderful, detached family home with beautiful views to the front and rear. The property provides spacious accommodation yet still has plenty of scope for purchasers to make this home their own.

A reception hall has a staircase rising to the first floor and doors leading to the principal reception rooms. The principal rooms include a dual-aspect drawing room with an attractive fireplace housing a log burner and a dining room. There is a kitchen/breakfast family room with a range of wall and base units sitting beneath a worktop and a range of appliances, including a cooker and fridge. To the rear is a sizeable conservatory with doors opening out to the gardens.

The first floor has a principal bedroom suite, three further bedrooms, all of a good size and a family bathroom.

Garden

Chestnut House is approached via a gravelled driveway which provides parking for several cars and gives access to the double garage. To the rear of the property is a neat patio area with a pergola over part and a larger laid-to lawn garden enclosed via mature hedging to all boundaries.



Services

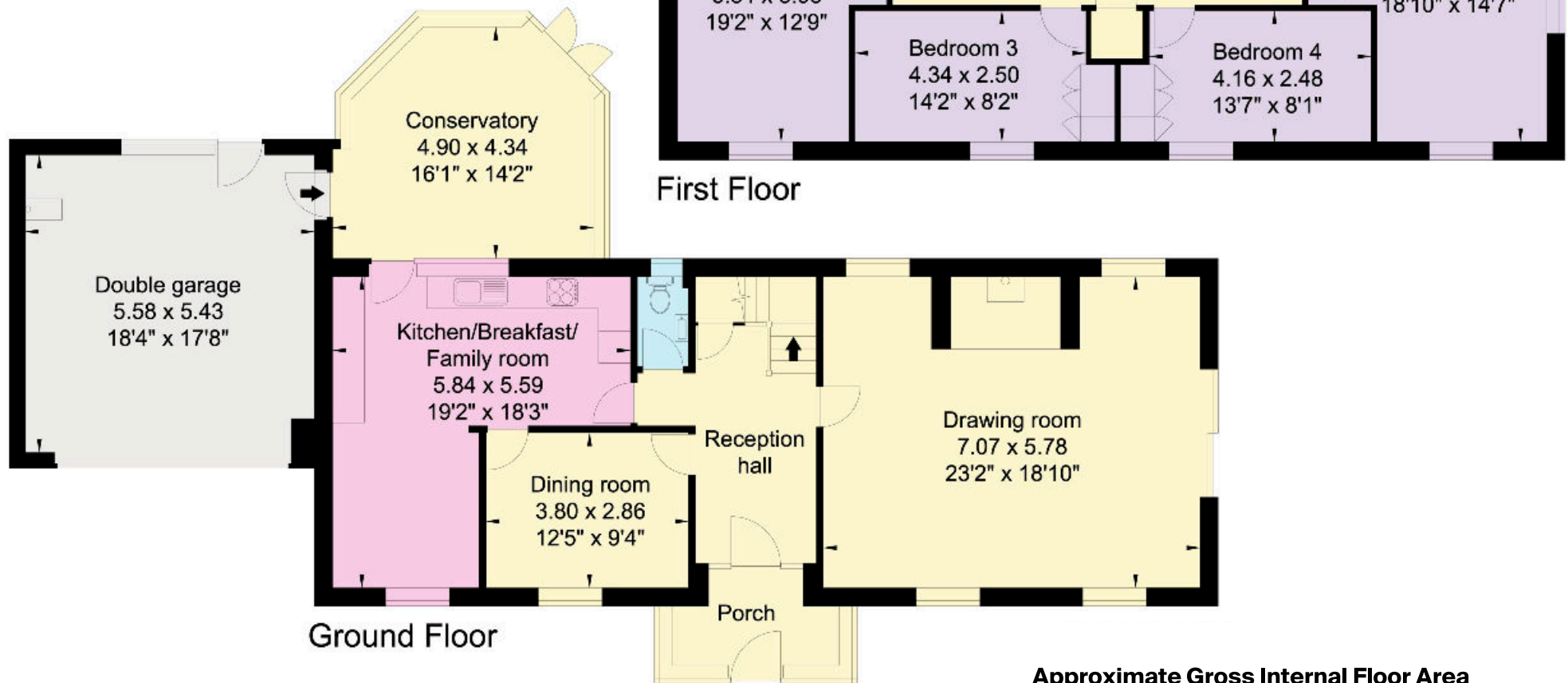
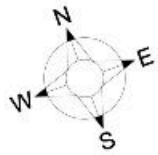
Mains water and electricity are connected to the property. Oil-fired central heating and private drainage.

Directions (B50 4LQ)

From Stratford-upon-Avon, proceed west along the B439 towards Bidford-on-Avon. After approximately 4 miles, on a sharp left-hand bend, turn right signposted to Temple Grafton and Wixford. Continue along this road, and the property will be located on your right-hand side, identified via our For Sale board.







**Approximate Gross Internal Floor Area
244 sq m / 2,631 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2023. Photographs and videos dated March 2023.

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Date: 03 June 2024
Our reference: STR012063934

Chestnut House, Wixford Road, Bidford-on-Avon, Alcester, B50 4LQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.2 Feb 24