

Comfort Park, Clifford Chambers Near Stratford-upon-Avon, Warwickshire





A **stunning setting** with grounds of around 94 acres, four bedroom house with views to the Cotswolds, long tree-lined drive, range of traditional barns, stables, all-weather gallop, manège and equestrian facilities, with tremendous scope to create an outstanding country estate.

Summary of accommodation

Detached house with hall | Drawing room | Study | Kitchen/breakfast room | Conservatory | Boot room | Cloakroom | Principal bedroom with shower room and dressing room
Three further bedroom and family shower room | Gardens and deck with expansive views

Traditional brick range of barns with tackrooms, WC, laundry, stores and estate office | Driftway barn and further barn | Tack/rug rooms feeds stores | Three stables Further range of twelve back to back loose boxes

Second yard with seven wooden stables, fodder store and tack room | Planning consent for replacement with a new stableyard

Six furlong all weather gallop | Pastureland and woodland | Entrance with curved walls, electric gates and lighting to a long lime tree-lined tarmac drive

In all about 94.59 acres

Distances

Stratford-upon-Avon 2 miles (Direct trains to Birmingham from 43 mins), M40 (J15) 9 miles, Chipping Campden 9.5 miles, Warwick 11 miles, Warwick Parkway Station (direct trains to London Marylebone from 69 mins) 11 miles, Leamington Spa 14 miles, Banbury 21 miles (Direct trains to London Marylebone from 54 mins), Birmingham International Airport 26 miles (All distances and times are approximate)



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Situation

Comfort Park is in an elevated location outside the attractive village of Clifford Chambers which lies approximately 2 miles south of Stratford-upon-Avon and on the edge of the Cotswolds. This peaceful village has many historic buildings and period properties including the attractive parish church of St Helens. Within the village itself there is the New Inn Public House, a well-equipped village hall, a social club and a childrens recreation ground. Stratford Garden Centre, which offers a wide range of shopping and a café, is 0.5 miles from the village centre, and Waitrose is just 1 mile away.

A wider range of shopping and leisure facilities can be found nearby in the region's cultural centre, Stratford-upon-Avon. These include the world renowned Royal Shakespeare Company theatres as well as an abundance of restaurants and dining pubs. The area is well served by state, grammar and private schools to suit most requirements.

For the commuter, Rail services run to Birmingham from Stratford-upon-Avon (2 miles away) to London Paddington from Honeybourne (9 miles away) and to London Marylebone from Warwick Parkway (11 miles away). The M40 (J15) is 9 miles away linking the wider motorway network with Birmingham to the north and London to the south.

Racing at Stratford-upon-Avon, Warwick, Worcester and Cheltenham. The area is home to a number of racing yards, international showjumpers, eventing yards, with Aston-le-Walls eventing centre near Banbury, showing, dressage and polo.





The property

Approached through a handsome entrance with curved ornate brick walls with electric gates and lighting, the drive lined with an avenue of lime trees rises past grass fields and the wooden stableyard to a block paved drive with a pond with a fountain to the house and buildings. The house dates from about 1960 and all the principal rooms take full advantage of the stunning southerly views from this elevated vantage point.





From the panelled hall is the triple aspect drawing room with a traditional dressed stone fireplace and sliding doors to the extensive south-facing decking area, next to this is the study/dining room. The kitchen/breakfast room has an extensive range of kitchen cabinets with marble tops, appliances and large island unit/breakfast bar and has double doors opening to the glazed conservatory which enjoys the very best of the view. There is a large boot room with tiled floor and a cloakroom with WC and basin with a covered area behind.



To the first floor the principal bedroom faces south and west with an en suite shower room behind, leading to a large dressing room. Bedrooms two and three also enjoy the south-facing view to the Cotswolds. Bedroom four faces east and there is a family shower room.

The house has a parking area to the front and attractive gardens, with a shrubbery bank behind.

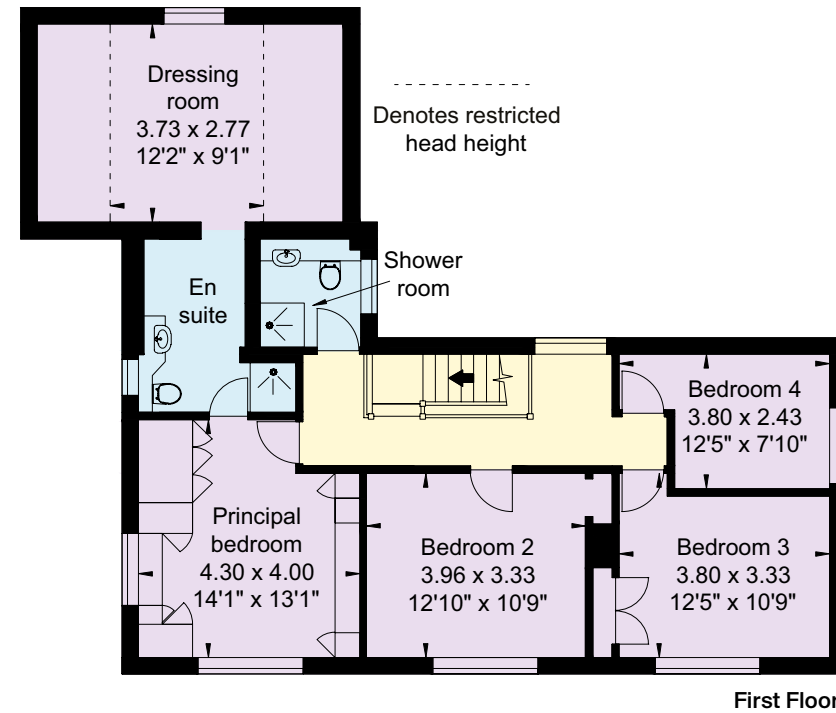
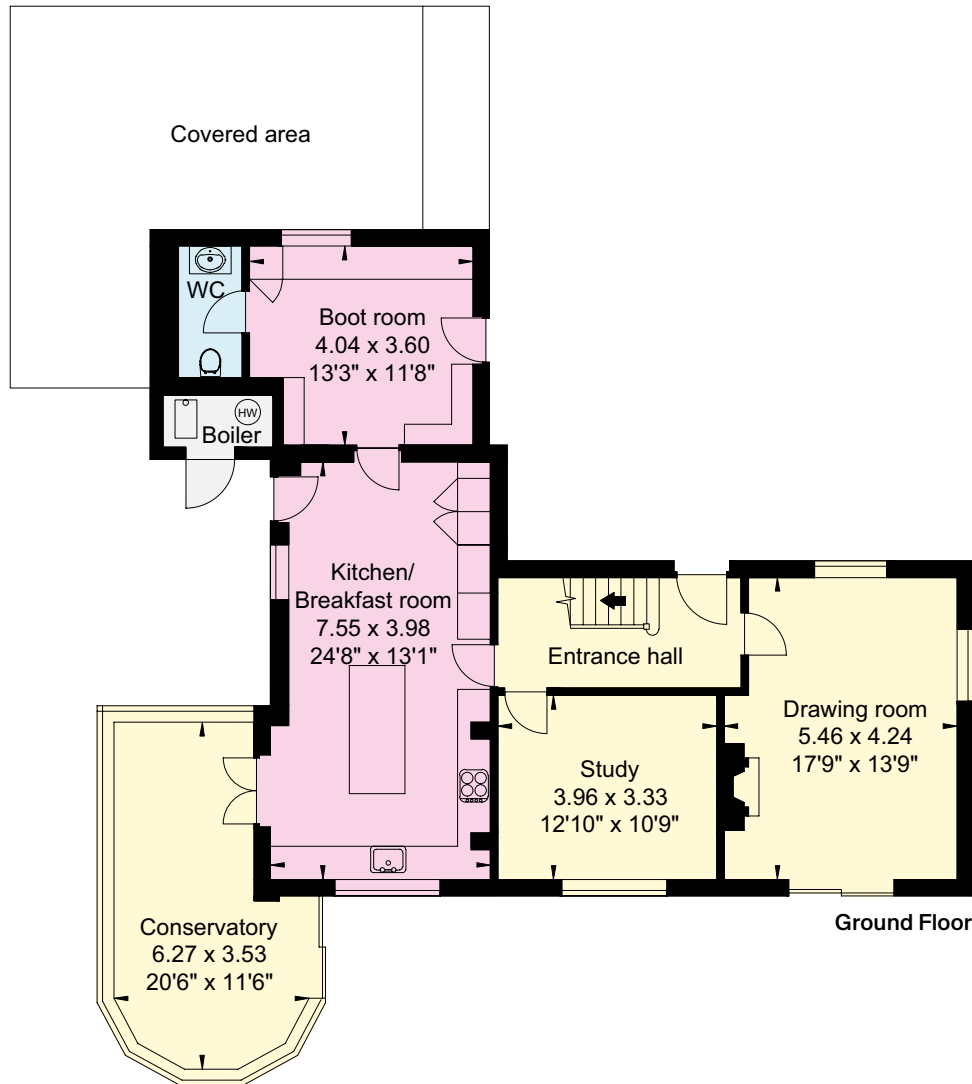


Approximate Gross Internal Floor Area

House: 203 sq m (2,186 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







The plot and location would justify replacement with a new mansion house, subject to obtaining necessary planning consents or a buyer may wish to obtain consent to convert the traditional buildings.

Outside

The productive pastureland lies to either side of the drive and below the house. There are paddocks, an all weather manège, lunge ring and a well-designed six furlong gallop with a useful gradient for training racehorses or competition horses. There is a roadside shelterbelt of trees and a woodland behind the house. With a paddock behind and parterre garden with box hedging, peacock aviary and chicken house. The land gives great privacy to the house and buildings.

There is a timber stableyard off the drive with seven stables, tack room and fodder store, and field shelter. Post and rail fenced stableyard. There is planning consent for a large new stableyard to be built if required.

The drive rises to the house and the double height range of traditional farm buildings, with single storey wings to front and rear and with walled yards behind, and incorporating tackrooms, feed room, stores, stables and barns laundry and WC and first floor office.







Approximate Gross Internal Floor Area

Outbuildings: 646 sq m (6,955 sq ft)

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There is a concrete yard and a range of back to back of twelve loose boxes. The total square footage of the house and buildings is around 9,141 square feet.

Below are a series of turn-out paddocks and the all-weather flood lit manège and lunge ring. Extensive grassland, one incorporating a schooling field.

There is a footpath along part of the east boundary of the land.

Services

Mains electricity and water are connected to the property. Private drainage system Oil-fired central heating. Telephone and broadband.

Directions (CV37 8LW)

From Stratford-upon-Avon, take the A3400 towards Shipston-on-Stour. At the second roundabout take the third exit on to the B4632 signposted Chipping Campden. Proceed past the village and the entrance to Comfort Park will be found on the left.

What3words ///flaunting.elephant.mount

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band E

EPC Rating: D

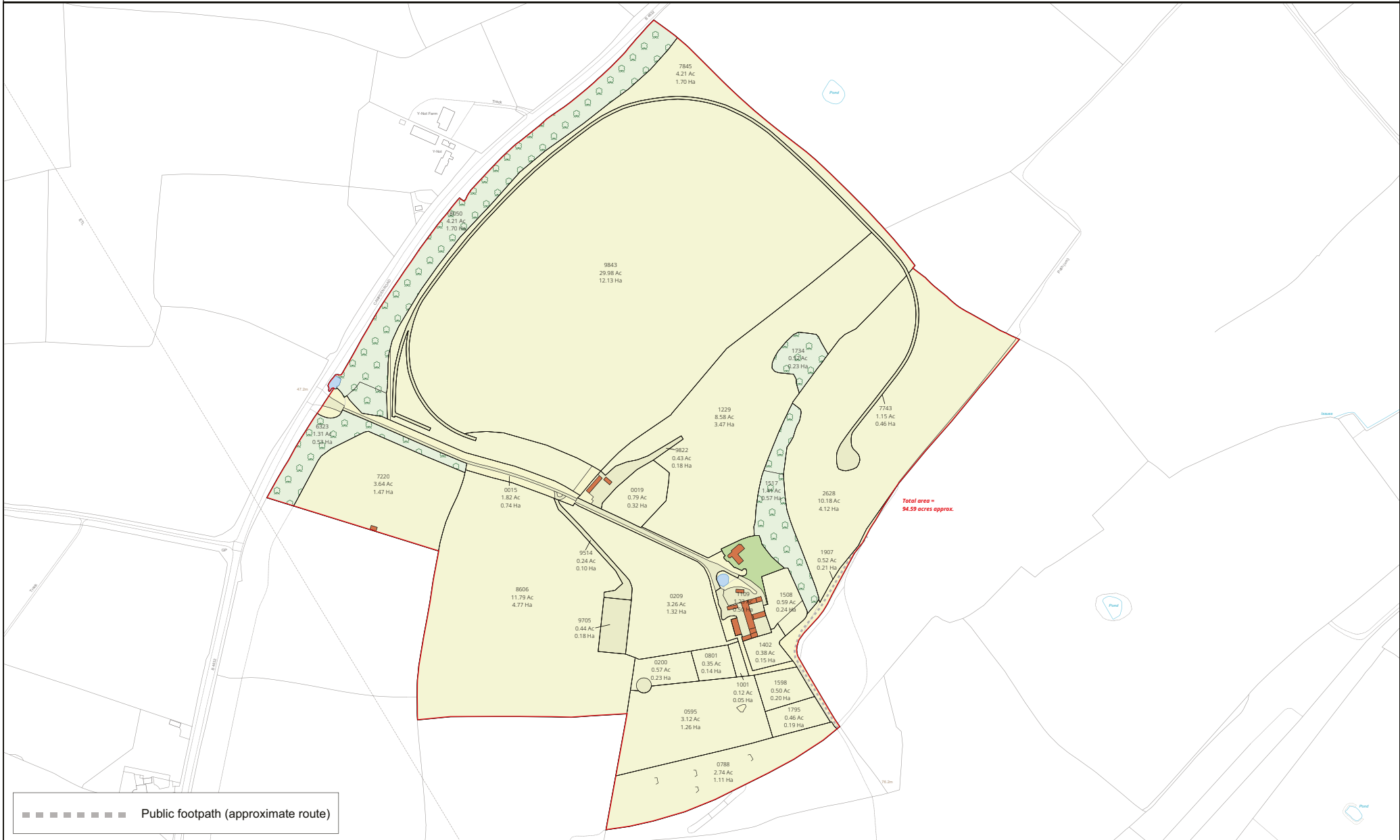


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Comfort Park



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Land Use:

| | | | |
|--|--------------|--|-------------------------------------|
| | Pasture | | Orchard |
| | Arable | | Heathland |
| | Game Cover | | Rocks / Boulders |
| | Woodland | | Building (Residential) |
| | Parkland | | Building / Structure (Agricultural) |
| | Verge / Misc | | Gardens |
| | Water | | Road / Track |

NB: If field & building type are unknown - assumed pasture & residential



Date: 30.05.24
 Drawn By: CW
 Scale: 1:3750 @ A3
 Plan Ref: 18869

Title: **Comfort Park**

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Date: 13 June 2024
Our reference: STR150085

Comfort Park, Campden Road, Clifford Chambers, Stratford-upon-Avon, CV37 8LW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,950,000.

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