



Avon Close, Wasperton, Warwickshire






An **exciting opportunity** to purchase a recently refurbished home with paddock and stables in a secluded location.


Distances


Warwick 4 miles, M40 (J15) 3 miles, Stratford-upon-Avon 5 miles, Leamington Spa 8 miles, Warwick Parkway Station 7 miles (Intercity trains to London Marylebone from 69 minutes), Birmingham 20 miles, Coventry 15 miles (Intercity trains to London Euston from 55 minutes)
(All distances and times are approximate)


Situation


Avon Close is beautifully situated within this delightful village with stunning views. The surrounding lanes provide access for walks along the River Avon to the neighbouring villages of Barford, Wellesbourne and Hampton Lucy. The property is also close to the sought-after village of Barford, which has a post office, two renowned public houses and a village store for everyday needs. Nearby Wellesbourne (2 miles), Stratford-upon-Avon and Leamington Spa offer an excellent range of shopping and recreational facilities. Recreational amenities in the locality include the well-known Royal Shakespeare Theatre and various leisure centres and cinemas.



3


3


1/2


About
2.76 acres


Double


D

Tenure	Local Authority	Council Tax
Freehold	Warwick District Council Tel: 01926 410410	Band F





Wasperton village is alongside the River Avon surrounded by open countryside, but strategically situated with easy access to the Midlands centres of employment and excellent communication links on the M40 and rail networks. Birmingham International Airport is about 20 miles away. There are local race courses at Warwick and Stratford-upon-Avon and golf courses at Stratford-upon-Avon, Warwick and Bearley.

There are primary schools in Barford and Wellesbourne and an excellent range of state, private and grammar schools, including Warwick Prep and Warwick Boys School and King's High School for girls in Warwick, The Croft Prep school near Stratford-upon-Avon, Kingsley School for girls and Arnold Lodge school in Leamington Spa, as well as Stratford grammar schools.

The property

Recently comprehensively refurbished and free of chain, Avon Close is situated in this a completely private location with unimpeded views over open countryside, but part of a village community. This delightful home is an unrivalled location and is an opportunity rarely seen having had only two owners since the 1960s. The property comprises a porch which leads through to an entrance hall, a large sitting and dining room with double doors framing an exceptional view leading to a terrace.



The lovely kitchen breakfast room also has French Doors opening out onto a second terrace overlooking the garden. A utility/laundry and a cloakroom which completes the living accommodation. The bedroom accommodation consists of a large principal bedroom with double door looking out over the views, a brand new en suite, two further bedrooms and a newly fitted bath/shower room.



Gardens and grounds

Outside, Avon Close truly enters a league of its own. One accesses the property via a driveway, which allows parking for numerous cars and gives access to the double garage. The formal gardens are well stocked with mature hedging, shrub beds, fruit trees and larger laid-to lawn areas. There are raised beds and a greenhouse and shed for those who wish to grow their own produce. Wasperton also has allotments available to residents. It is clear this garden has been a labour of love and has been well nurtured for many years. Beyond the formal gardens is a paddock with stabling, a tack room and storage, all with power and water, making the property ideal for the equestrian purchaser.

Avon Close is an exciting opportunity for anyone looking to purchase an incredibly private property with scope to make it their own.

Services

Mains water, gas and electricity. Private drainage.

Fixtures and fittings

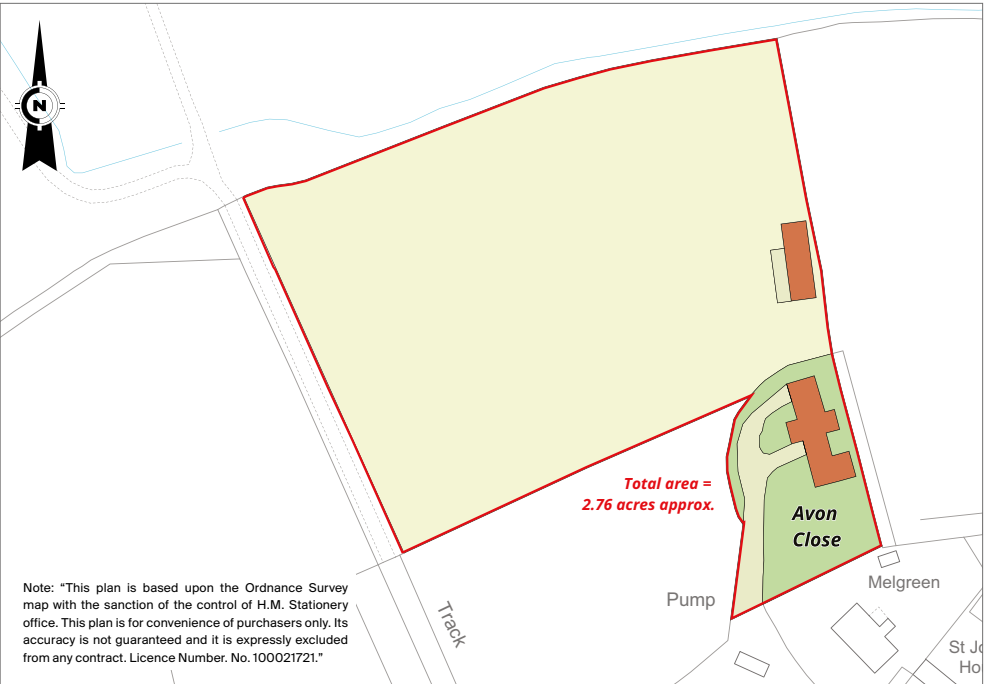
Only those items mentioned in these sales particulars, together with fitted carpets, light fittings and kitchen white goods are included in the sale. All others are specifically excluded.

What3words

///inhaled.withdraw.conquests

Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area

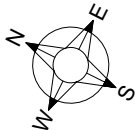
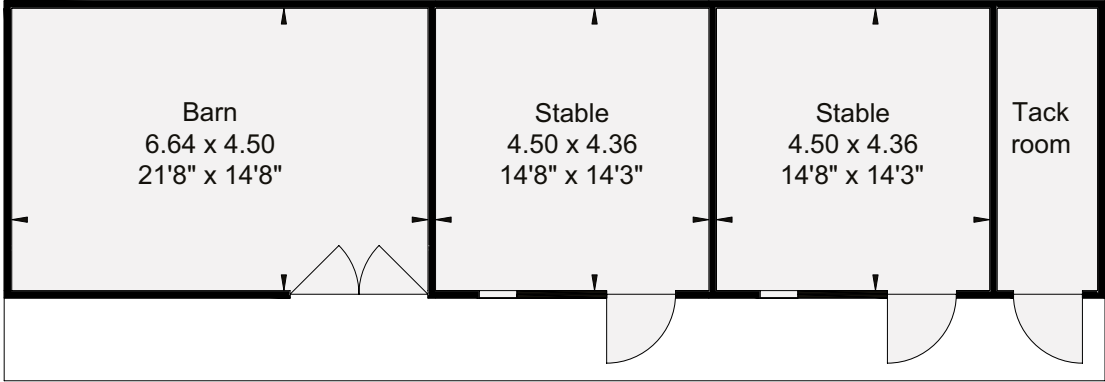
House: 139 sq m (1,497 sq ft)

Garage: 29 sq m (310 sq ft)

Outbuilding: 78 sq m (840 sq ft)

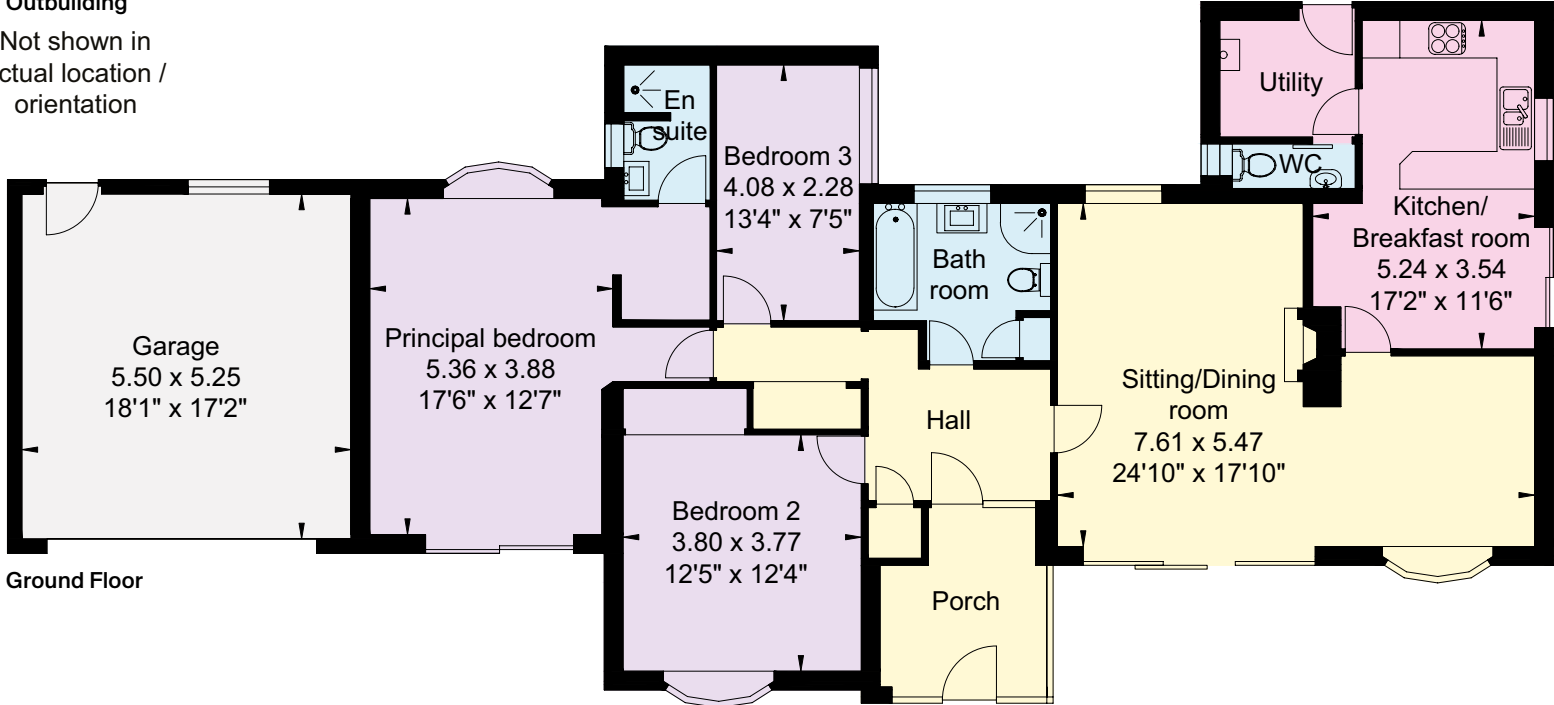
Total: 246 sq m (2,647 sq ft)

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.



Ground Floor

Not shown in actual location / orientation



Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

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 June 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)





Date: 06 January 2025
Our reference: STR012385101

Avon Close, Wasperton, Warwick, CV35 8EB

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.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24