

Langley Grounds, Stratford-upon-Avon, Warwickshire







A superbly located substantial house on the edge of the town in over two acres with a **detached cinema/entertainment room with a large home office** above.

Summary of accommodation

Vaulted reception hall | Cloakroom | Drawing room | Family room | Dining/garden room | Kitchen/breakfast room | Utility room

Principal bedroom suite with bathroom en suite and walk in wardrobe | Two further first floor bedroom suites

Large second floor landing | En suite bedroom four | Bedroom five | Bedroom six/dressing room | Bathroom five | Store room

Triple garage | Boiler room | Gym | Landscaped gardens | Cricket nets

Part vaulted cinema/games/entertainment room with office/annexe above with cloakroom and store

In all about 2.06 acre

EPC C

Distances

Stratford-upon-Avon town centre 1 mile, M40 (J15) 6 miles, Warwick 8.5 miles, Warwick Parkway Station 8.5 miles (trains to London Marylebone from 69 mins), Birmingham International Airport 20 miles (All distances and times are approximate)



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CJ'S HAIR
WIGS & EXTENSIONS SPECIALIST

Situation

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of The Royal Shakespeare Company. The town has an array of shopping and leisure facilities, a leisure centre, and a swimming pool. Quality restaurants, public houses and dining pubs with excellent reputations are all within easy reach of Langley Grounds, with the town centre just 1 mile away.

Schools in the area include Stratford Prep School, King Edward Grammar School for Boys, Stratford Grammar School for Girls, Stratford High School and The Croft Prep School. Warwick and Leamington Spa are also nearby and provide additional facilities and schooling, including Warwick Prep and Public Schools and King's High School for Girls and Kingsley School in Leamington Spa.

Langley Grounds is close to the A46 Stratford by-pass giving easy access to the M40 (J 15) 6 miles away and providing access to Birmingham to the north, London and Oxford to the south and the national motorway network. Stratford Parkway railway station is within a short distance of the property, where train services run to Birmingham and London.

Stratford-upon-Avon has many leisure opportunities with boating, fishing and rowing and links to the canal network. The town also has the Wildmoor Spa, golf courses and race course, and there are further race courses at Warwick and Cheltenham.





The property

Located on the very edge of the town, with very extensive grounds and open views, Langley Grounds is very well placed for access to surrounding towns and road connections. Approached by a block paved drive shared with the neighbouring office, the drive forks to a handsome wrought iron fence, electric wrought-iron double gates with brick piers, and a gravelled shrub bed to one side. The property was built in 1997 and remodelled by the present owners to create a stylish and very special family home. The house extends to over 5,300 sq ft, and the additional building, garage and gym provide a further 2,700 sq ft of space.

The property has fine quality fittings, including oak doors to principal rooms, some with brick arches, large ceramic floor tiles and double glazed pane doors. The excellent ceiling heights are enhanced with some large exposed timber beams; oak boarded first floor floors, UPVC double glazed windows and doors, some cast iron traditional styled radiators, wiring for a sound system and wiring for televisions to most rooms. There is superfast broadband to the main house and the barn.







A glazed porch opens to a part vaulted reception hall with a flagstone floor and stunning stone staircase with wrought iron bannisters, coat cupboard and WC. The drawing room is triple aspect, has a timber floor and dressed stone fireplace with a wood burner and French doors to the patio. The family room is dual aspect, with a full height driftway window incorporating patio doors to the terrace, ceramic tiled floor and an inglenook fireplace with timber lintel and inglenook windows. The room flows by a wide arch into the dining/garden room, with a glazed roof bathing the room in light and with bi-fold doors opening on to the terrace., tiled floor and wall-mounted fire.

The flow of the accommodation leads past the utility area with cupboards, sink and granite top to the beautifully appointed kitchen, with an extensive range of fitted kitchen units and appliances ovens, large double bowl stainless steel sinks and large island with Gaggenau appliances designed for cooking to a professional level with pop up extractor and with breakfast bar and a four oven oil fired blue Aga.









The stone staircase rises and splits to left and right. The principal bedroom benefits from the considerable gable end full height window shared with the family room below, providing extensive views. With exposed brickwork and a vaulted ceiling with heavy timber exposed roof trusses, wide oak boarded floor, sumptuous en suite bathroom with ornate lighting, circular copper panelled bath, large walk-in shower, basin and WC and fitted furniture. Walk-in wardrobe. South and east-facing double bedroom two with en suite shower room. Bedroom three faces south and west with built-in wardrobes and an attractive pebble-tiled curved wall to the en suite bathroom.

On the second floor, the large landing also benefits from the vaulting and tall window above the reception hall. Double bedroom four has an en suite shower room and walk-in store. There is a family bathroom and a walk-in box room store with a roof light. Double bedroom five has fitted wardrobes and is currently used as a study. Double bedroom six is currently used as a dressing room.

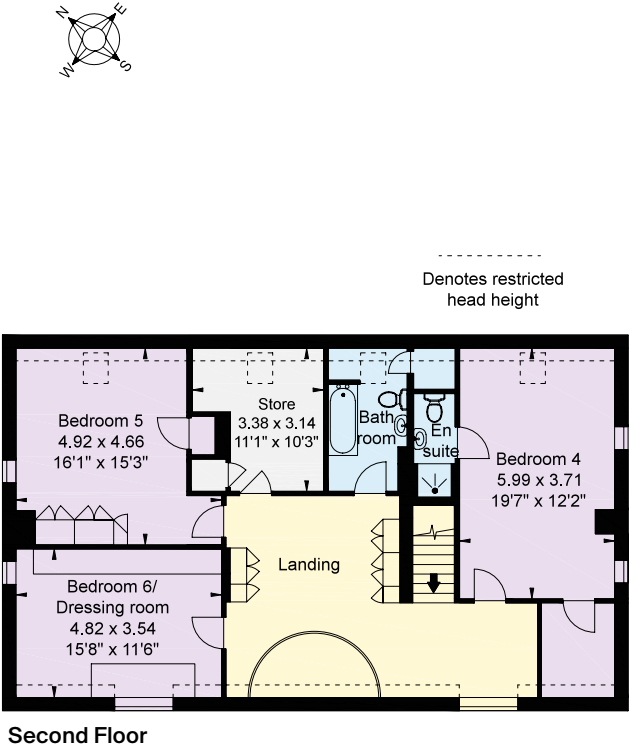
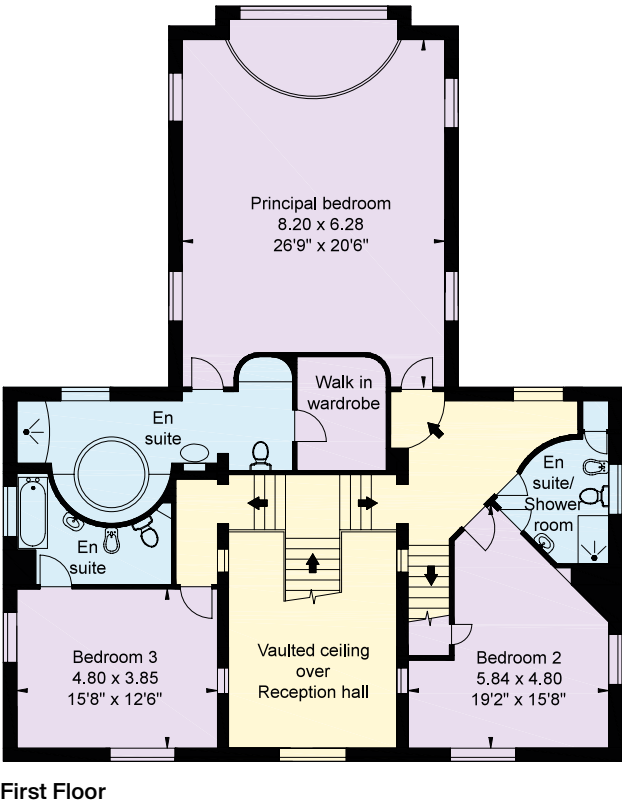
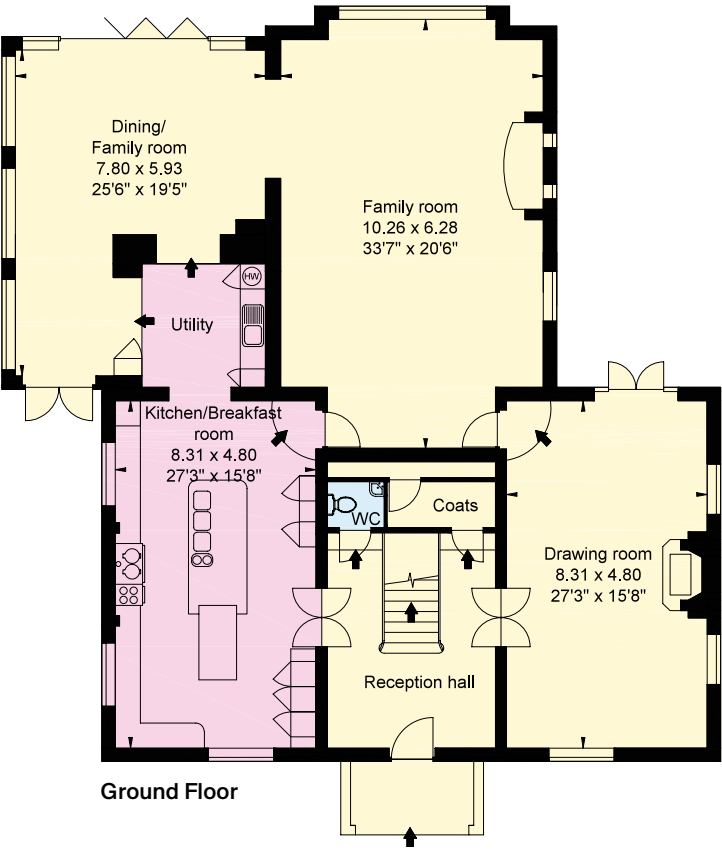


House

Approximate Gross Internal Floor Area
495 sq m (5,330 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



Denotes restricted head height



Gardens and grounds

There is a large block paved parking area in front of the house. The garage block comprises a double garage and mower garage/workshop, with adjoining boiler house.

The gardens to Langley Grounds are currently greatly enhanced by the vendors' garden statuary and pots, which could be available to a purchaser at an agreed valuation.







The block paving continues to the side of the house past a lovely shrub and flower bank to the ornate paved terrace with a central circular flower bed and gravelled evergreen bed. The garden is principally lawned and expansive, with ornamental trees, shrubs and flower beds inset and bounded by white painted post and rail fencing, with views to open farmland beyond. A wide-edged paved path leads to the entertainment barn, and off this path is a path to the greenhouse biodome.





Entertainment barn/cinema/office

Approached by a large glazed canopy, the detached brick and slate barn has B1 commercial use. The ground floor, with an underfloor heated oak floor and part vaulted, is an entertainment/cinema room with a bar with shelving, sink and storage, acoustic tiled ceiling, large full height window and exposed brickwork. An open tread oak and steel staircase rises to the first floor office. With laminate flooring, Juliet balcony with wrought iron balustrade, cupboards with mirroring over, and exposed ceiling timbers. WC and store room.

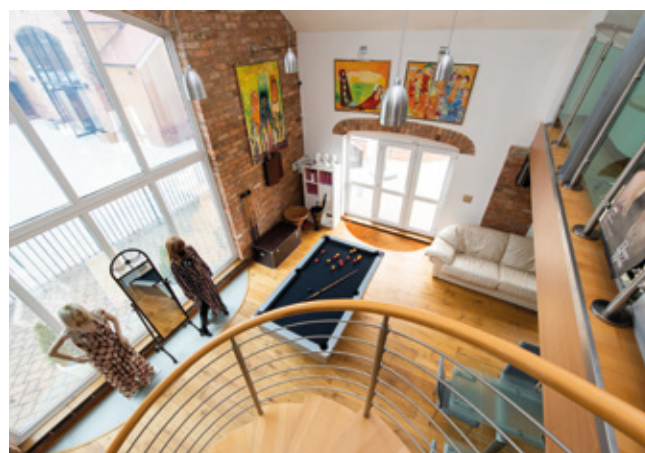
Gym

The detached gym building with covered verandah to the front and bifold doors and all-weather cricket nets make this an ideal sportsman's property.

Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating for the main house and LPG gas central heating for the entertainment and office barn.







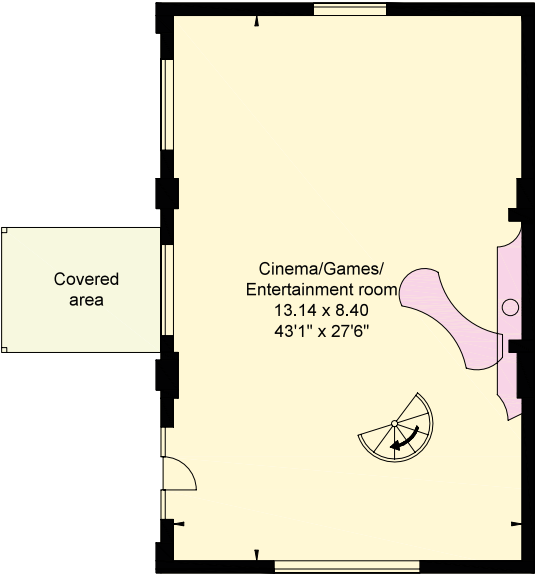
Gym



Outbuildings

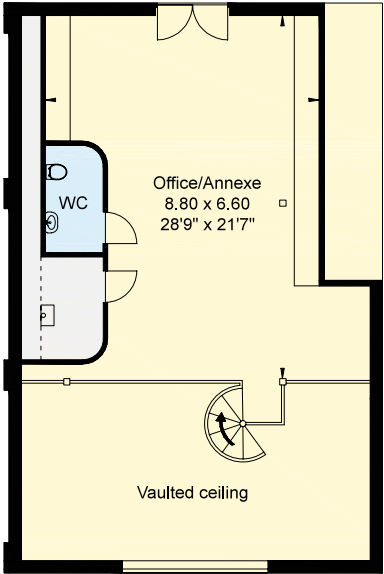
Approximate Gross Internal Floor Area
252 sq m (2,714 sq ft)

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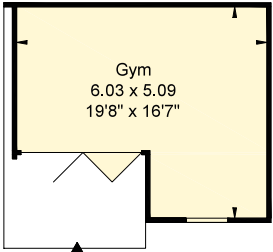


Ground Floor
Outbuilding

Not shown in
actual location /
orientation

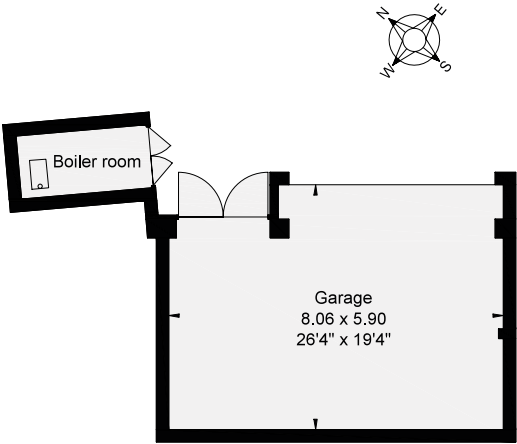


First Floor
Outbuilding



Outbuilding

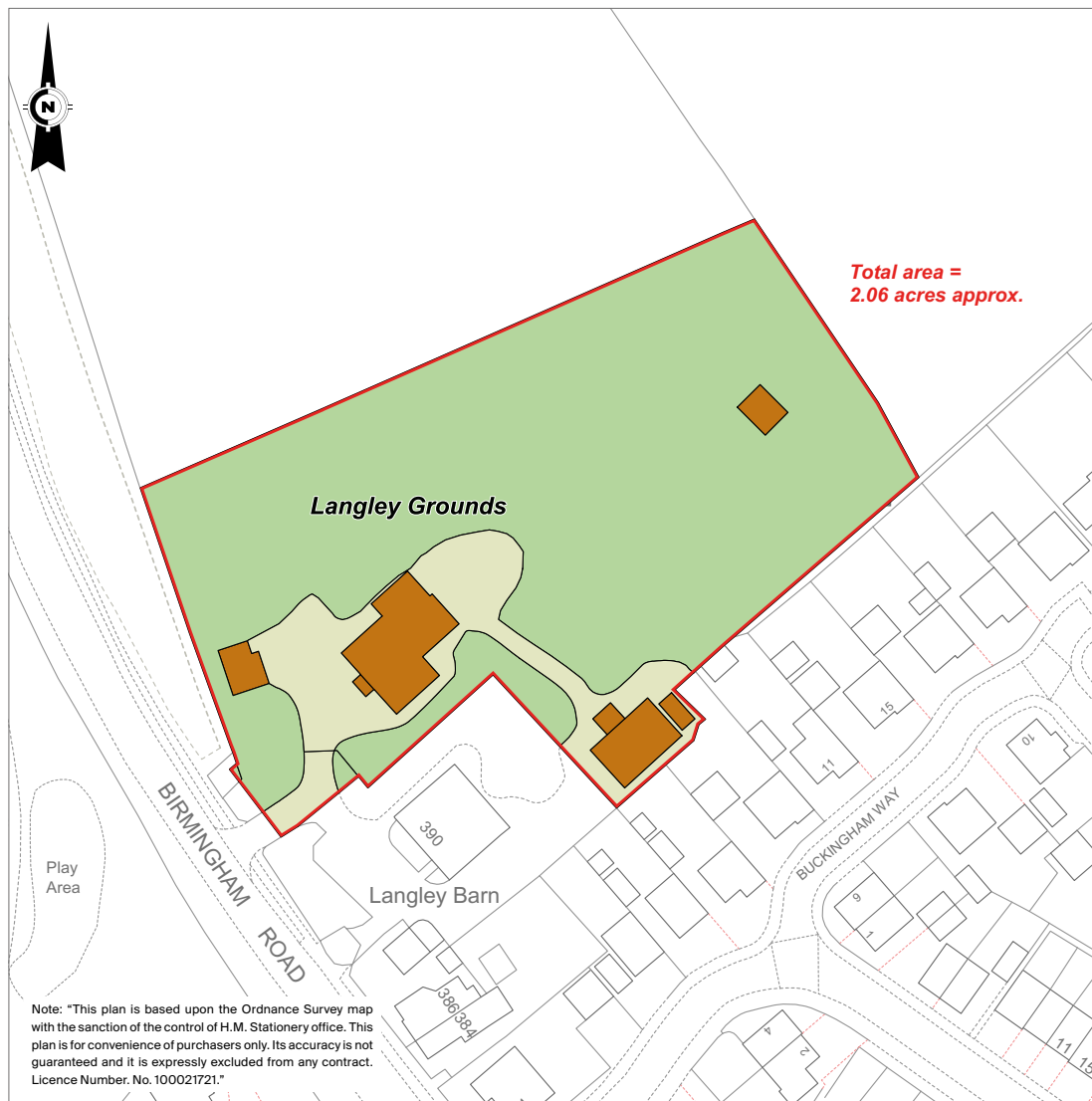
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actual location /
orientation



Outbuilding

Not shown in
actual location /
orientation





Directions (CV37 ORE)

From Stratford upon Avon town centre, take the A3400, Birmingham Road. Continue straight over the roundabout as you pass the Maybird Shopping Centre on the right hand side and then through two sets of traffic lights. The entrance to Langley Grounds will be found on the right a short distance before the A46 roundabout. On the drive bear left to the gates to Langley Grounds.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Telephone 01789 267575

Council Tax: Band H

Viewing

By prior appointment only with the agents.



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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Date: 10 October 2024
Our reference: STR012228485

Langley Grounds, Birmingham Road, Stratford-upon-Avon, CV37 0RE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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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