

Arden View, The Orchard, Wilmcote, Warwickshire





A modern home with a large garden and swimming pool within an **exclusive private close** in the sought-after village of Wilmcote.

Distances

Stratford-upon-Avon 4 miles, M40 (J15) 8 miles, Warwick 10 miles, trains from Warwick Parkway to London Marylebone and from Wilmcote Station to Birmingham and Stratford-upon-Avon, Birmingham 21 miles, Leamington Spa 12 miles (All distances are approximate).

Situation

The Warwickshire village of Wilmcote is in the heart of Shakespeare Country, just three miles from Stratford-upon-Avon. The village has an excellent village shop, primary school, two inns and historic Mary Arden's House, the former home of Shakespeare's mother, a Sports and Social Club, a village hall and a 19th century parish church.

There is a railway station a few yards from the end of the driveway with trains to Birmingham and Stratford and links to Intercity trains to London in less than two hours.

					EPC
5/6	5	3	About 1.05 acres	2	E

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G



There is a range of state, private and grammar schools in the area to suit most requirements, including The Croft Prep School in Stratford upon Avon, grammar schools in Stratford and Alcester, Warwick Prep and Public School and Kings High School for Girls in Warwick. Birmingham and Birmingham International Airport are readily accessible.

Nearby, Stratford-upon-Avon has a wide range of shops and recreational facilities and is the home of the Royal Shakespeare Company. A footpath crosses the property from the railway line to the canal towpath, giving access to canal side walks.

The property

A spacious reception hall has stairs to the first floor and doors to the principal reception rooms and ground-floor bedrooms.

Steps lead to a spacious drawing room with a feature fireplace, a fabulous bay window overlooking the rear gardens, and a door to the rear patio. Steps rise to the dining room, which also faces the rear gardens. A door from the dining room leads to the well-appointed kitchen/breakfast room, which has a range of wooden wall and base units and integrated appliances with a granite worktop and breakfast bar. There is also a study, utility and cloakroom on the ground floor.





Bedroom five is a sizeable double located on the ground floor with an en suite bathroom with a separate shower. It lends itself to guest accommodation or future-proofing the home should a ground-floor bedroom be required. The snug could also be used as an additional ground-floor bedroom with access to the pool changing room as its en suite facility.

The first floor has a principal bedroom suite with en suite bathroom with bath and separate shower, and a dressing room. Bedroom two has an en suite with a bath and separate shower, and the two further bedrooms share the family bathroom.



Approximate Gross Internal Floor Area

House: 332 sq m (3,575 sq ft)

Garages/Stores: 65 sq m (700 sq ft)

Total: 397 sq m (4,275 sq ft)

inc. restricted head height

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.



Gardens and grounds

Outside is a block-paved driveway providing parking for several cars and giving access to the double garage and stores. The sizeable lawned fore garden has mature trees and shrub beds.

The mainly laid-to lawn rear garden is a delight with a variety of mature trees and herbaceous borders. A large patio area extends from the rear of the house to a heated swimming pool and is ideal for entertaining.

Services

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

Directions (CV37 9XF)

From the M40 (J15) take the A46 south. Bear right on the A46 at the roundabout at the end of the dual carriageway. After about a further mile, turn right signed Wilmcote. Follow this lane to the T-junction and turn right onto the A3400 and turn immediately left signed Wilmcote. Continue down Featherbed Lane onto Station Road passing the station on your left. The entrance to The Orchard will be on your left identified via our For Sale sign.

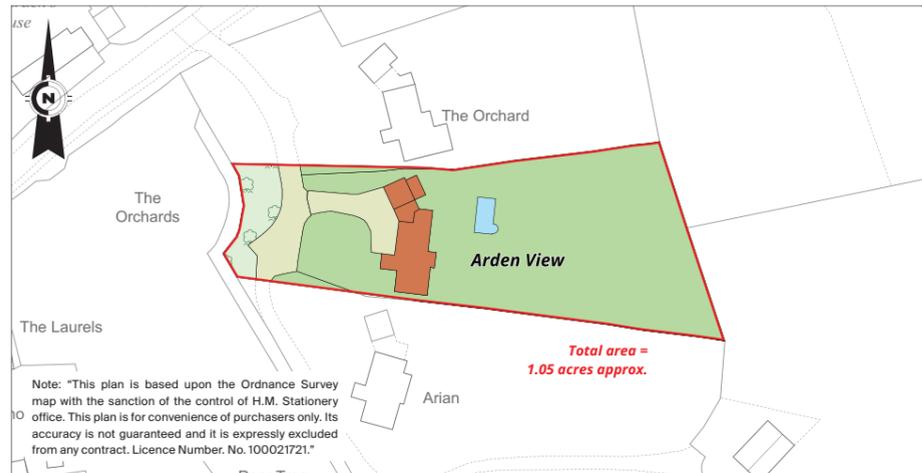
Viewing

By prior appointment only with the agents.

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I would be delighted to tell you more

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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.

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Particulars dated April 2024, Photographs and videos dated 2023 and 2024.

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Date: 20 March 2024
Our reference: STR012292257

Arden View, 2 The Orchard, Wilmcote, Stratford-upon-Avon, CV37 9XF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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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We'd love to help you.

Yours faithfully



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