Station House Wilmcote Near Stratford-upon-Avon

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Station House is set well back from the road with a long tree lined drive past paddocks, bounded on one side by the railway line. With direct access to the railway station with trains to Birmingham and Stratford and links to Intercity trains to London in less than two hours. The property incorporates the site of the former railway sidings and blue lias, lime and cement works. The property has access via the paddocks to the canal towpath.

The attractive village of Wilmcote has a village shop, primary school, public houses, sports and social club, church and the historic Mary Arden's House, the former home of Shakespeare's mother. Stratford-upon-Avon has a wider range of shops and facilities and is home to the Royal Shakespeare Company.

There is a range of schools in the area including The Croft Prep School in Stratford-upon-Avon, grammar schools in Stratford and Alcester, Warwick Prep and Public School and King's High School for girls in Warwick.



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 (distances approx.)









Family home with annexe, outbuildinngs and 9.35 acres.



Station House is a wonderful home situated in this sought-after village having fabulous views over rolling countryside.

One enters the property via an entrance hall with doors radiating to the principal reception rooms and stairs rising to the first floor. The ground floor comprises a delightful dual aspect drawing room, dual aspect study with wonderful fireplace and kitchen breakfast room with double doors opening out to the rear. The kitchen has a range of wall and base units beneath a tiled worktop with AGA with plenty of space for a dining table. A shower room and utility compliment the ground floor further.

The first floor has a sizeable principal bedroom with en suite bathroom and balcony, three further bedrooms and a family bathroom. It is clear to see that this home would work well for a family and offers scope for one to make it their own.

Annexe

The annexe comprises the original Station Building which has a large sitting room and dining room, kitchen, bedroom and bathroom. This is a superb self-contained property which would work well as a home office or could equally provide a rental income.

Gardens and grounds

One approaches Station House via a beautiful tree lined and extensive gated driveway which gives access to the garaging, parking for several cars and the barns and workshops.

The outbuildings include a sizeable workshop, garden store, large dutch barn and a garage.

Several paddocks are enclosed via post and rail fencing ensures this home lends itself well to those with an equestrian interest.

Services

Mains electricity, water and gas are connected to the property with private drainage.

















Directions (CV37 9UP)

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, turn right onto the A3400 and turn immediately left signed Wilmcote. On the edge of the village the entrance to Station House will be found on the left, just past Wilmcote Station. Proceed down the drive to the property.

Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council 01789 267575 Council Tax Band: E

Viewing

By prior appointment only with the agents.

Knight Frank Stratford upon Avon Bridgeway House Warwickshire CV37 6YX

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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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