



2 Manor Cottage
Hillborough Lane | Bidford-on-Avon | B50 4LS

FINE & COUNTRY

2 MANOR COTTAGE

A stunning five bed detached home with panoramic views of the countryside whilst close to town. Immaculately presented with a striking open plan kitchen, diner, lounge plus sitting room, snug, study, two en suites, family bathroom, dressing room, utility, cloakroom, large double garage, two barns and 4.77 acres of land. The property offers a sophisticated and modern lifestyle plus opportunities from two barns including the potential to develop the barns and land.



Ground Floor

Manor Cottage is presented to the highest of standards with excellent living space and plenty of natural light. Designed to maximise the fabulous views to the open countryside, the front door leads into a well-proportioned hall way. The kitchen, breakfast room and lounge is the heart of the house with a fabulous open plan design. There are two sets of three door bi-folds that span the rear of the kitchen and two further sets of patio doors on the other side. All doors lead out to the entertaining and sunbathing patios. The views are panoramic looking out to open countryside and the garden. The kitchen has ample built in storage, with an electric Aga, granite work surfaces, integrated appliances with a built in oven and microwave. There is a large island with additional storage, induction hob, sink and a good sized walk-in pantry. The lounge area has a built in sound system with a projector for cinema entertainment. The utility room has additional storage, plumbing, sink and door to the garden.

A spacious sitting room has two sets of patio doors to the front garden and the focal point in the room is the contemporary wood burner set into a limestone surround. The snug has two large windows with wonderful views of the countryside and the office is a good size. A cloakroom has a W.C. and contemporary basin.













First Floor

A contemporary glass staircase leads up to the first floor. The landing is large open space with a fabulous lantern ceiling and additional Velux window. Five good sized double bedrooms lead off the landing. The master bedroom has a floor to ceiling window spanning the gable end of the room with panoramic views of the countryside. Set to one side of the room is a pair of patio doors that open onto a balcony with glass panelling. The en suite is luxurious with a bath, triple walk-in shower, contemporary double basin with two sets of taps and a W.C. The most striking feature in the bathroom is the glass lantern ceiling and large feature pane window that looks out to the countryside. There is a walk-in dressing room with ample built in storage. The second bedroom has patio doors to the balcony and stunning views with en-suite shower room and built in wardrobe. The other three bedrooms also have lovely views, one room has the plumbing installed to create a further en suite and further built in storage. The family bathroom has a bath with shower over, contemporary basin and W.C.











Outside

You enter the property through a set of electric gates set in a blue lyre stone wall onto a brick paved drive way with ample parking. Manor Cottage sits in just under 5 acres of land with panoramic views of the open countryside. The garden wraps around three sides of the house and is laid mainly to lawn with a patio spanning the rear of the house and to one side with entertaining and sunbathing area. The double garage has three phase electricity, 11 Kilowatts car charging point and electric doors. There are two barns, one is part open sided and the land is suitable for either agricultural or equestrian purposes with the potential to develop subject to planning. Hillborough Lane is maintained by the council up to the final bend where it is privately owned with Manor cottages having right of access. There are no maintenance charges.









LOCATION

Situated in Hillborough, a peaceful hamlet in the parish of Temple Grafton, midway between the historic town of Stratford-upon-Avon and Bidford on Avon. Temple Grafton offers an excellent primary school rated as 'Outstanding' by Ofsted plus a beautiful church and village hall.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The property benefits from being within walking distance of the town centre.

Bidford on Avon is an attractive village on the banks of the River Avon. The village offers good local shopping with a new Coop super market, post office, individual shops, pubs, restaurants and coffee houses. Other facilities include an Infant & Junior School, medical centre, leisure facilities including a gym and tennis club. There is good local public transport and Bidford is within 10 minutes of both Stratford upon Avon and Evesham.

The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are a 30 minute drive and Birmingham International airport is under 45 minutes. There is a direct line train service to London from Honeybourne, Evesham, Leamington Spa, and Warwick Parkway. The Cotswolds villages of Chipping Camden and Broadway are within striking distance of the town.





Services

The property is connected to mains electricity and water with oil fired central heating and a Klargestep septic tank.

Local Authority

Stratford upon Avon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

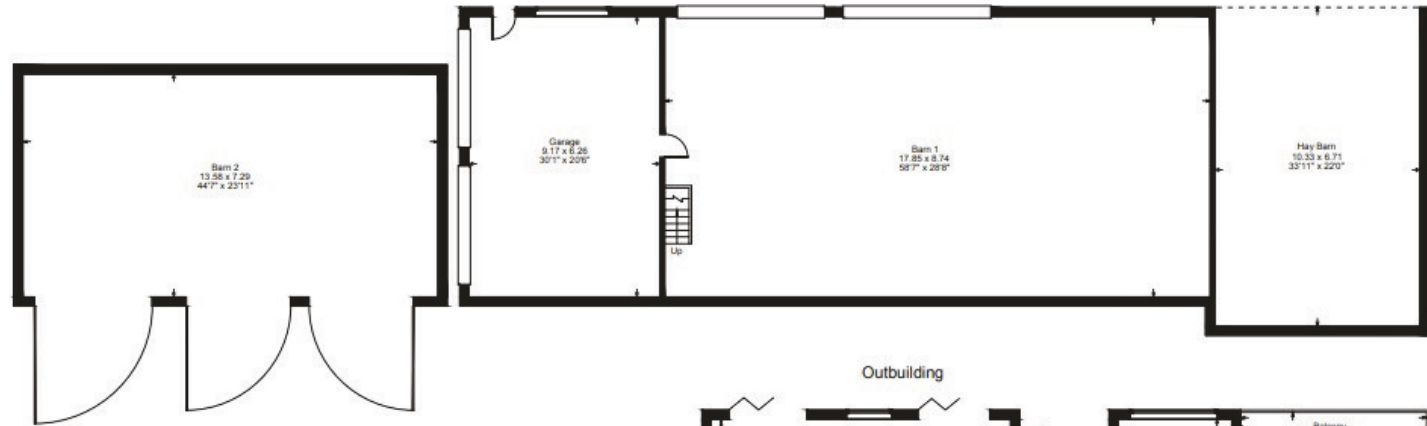
Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

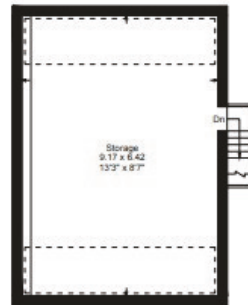
The postcode for the property is B50 4LS. Continue to the end of Hillborough lane and 2 Manor cottage is on your left hand side.



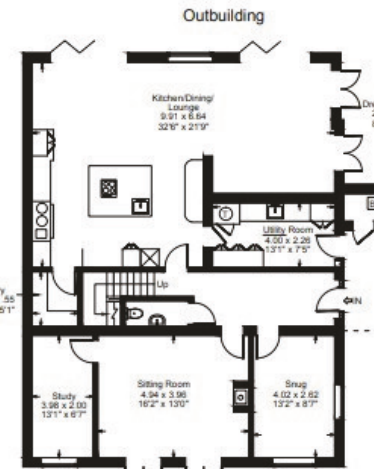


Outbuilding

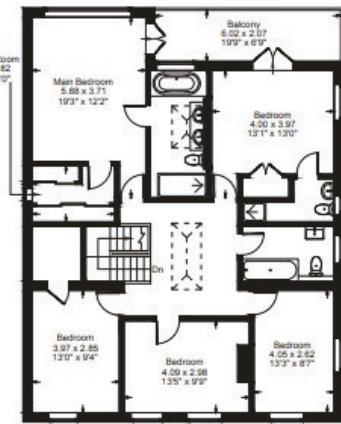
Approximate Gross Internal Area = 245.55 sq m / 2643 sq ft
 Garage = 57.40 sq m / 618 sq ft
 Barn 1 = 163.68 sq m / 1762 sq ft
 Barn 2 = 98.99 sq m / 1066 sq ft
 Hay Barn = 69.98 sq m / 753 sq ft
 Outbuilding = 58.87 sq m / 634 sq ft
 Total Area = 694.47 sq m / 7476 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Outbuilding-Mezzanine

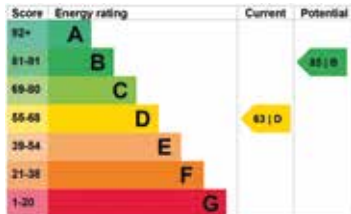


Ground Floor



First Floor

Council Tax Band: D
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.05.2023







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.
Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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