



Cade Hill House  
Bearley | Stratford-upon-Avon | Warwickshire | CV37 0SL



# CADDE HILL HOUSE



*Set in approximately 11 acres of grounds with uninterrupted panoramic countryside views, this stunning five-bedroom family home also benefits from a one-bedroom annexe, outdoor heated pool, stables for up to five horses and a small lake.*









This stunning five-bedroom family home located in the picturesque conservation area of Bearley village house boasts panoramic countryside views which are unobstructed for 25 miles and look across four counties. Cade Hill House was built around 1995 and is set in approximately 11 acres of swooping, undulated land comprised of grazing, wildflower meadow and a small carp lake. The house also benefits from a one-bedroom annexe, outdoor heated pool and stables for up to five horses. Beyond the land, the vista will be protected by the Heart of England Forest initiative and is to be wrapped in English woodland.

#### Ground Floor

An enclosed entrance porch leads to the generous reception hall which gives access to a large drawing room, with spectacular views over the land from dual aspect windows and patio doors leading out to the patio and garden beyond. A beautiful large fireplace with wood burner, tiled interior and ornate wooden mantel is also focal point of the room.

There are two further reception rooms on the ground floor currently being used as a study and sitting room both with bay windows, which provide for flexible living space. Both are flooded with light with the sitting room benefiting from views out to the rear of the property and the study benefitting from an additional oriel window to the side of the property.

The large open plan kitchen/breakfast room benefits from both a two-oven oil-fired Aga and an integrated electric cooker and hob, as well as a breakfast bar and space for an American style fridge freezer. A large corner window in the kitchen provides views out to the garden and beyond and the breakfast area benefits from additional windows and a door out to the side of the house.

Accessed from the kitchen/breakfast room are the dining room with window to the front of the property and the utility room with access out to the garden. The ground floor also benefits from a convenient W/C and storage.

























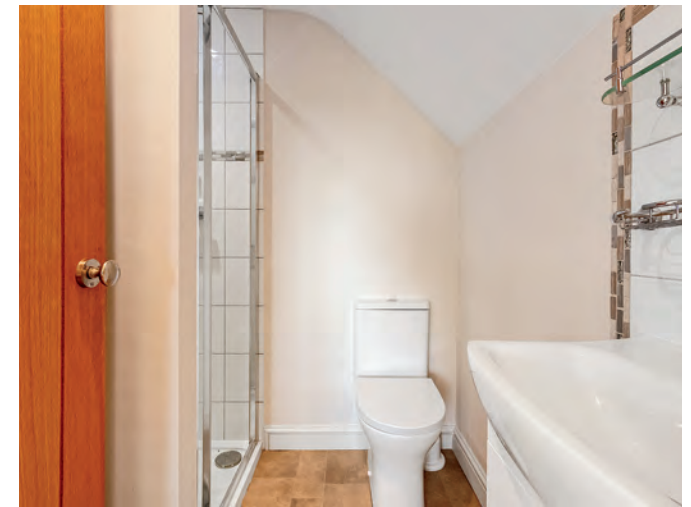
## First Floor

A wide L shaped staircase with a Venetian-style half-landing window rises to a generous landing/sitting area with walk-in airing cupboard and store cupboard. The spacious principal bedroom suite benefits from a wall of built in wardrobes, a generous ensuite and spectacular views out over open countryside.

To the rear of the first floor, bedrooms two and three, both with ensuite shower rooms, take full advantage of the views.

There is also a family bathroom next to bedroom four that could be converted into an en-suite for bedroom four and bedroom five could be converted to a dressing room for the principal bedroom.

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### Loft space

Stairs give access to a generous boarded loft space, with scope for further accommodation, subject to planning permission.

### One bedroom Annexe

The separate one-bedroom annexe provides even more flexible living space with a room on the ground floor, fitted with a kitchenette and worktop height power points enabling it to be used either as a workshop/studio or as independent living space. The first floor of the annexe benefits from a single carpeted room with a large feature window and an ensuite shower room. Each floor of the annexe can be accessed separately providing the option to use both spaces independently as studio and office space or together as additional independent accommodation. There is also garage space to the side of the annexe in which is located an oil-fired boiler providing central heating throughout.

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## Outside

Approached by a gravel drive there is space for more than 6 cars with a separate parking area also available for the annexe. The large decoratively paved patio on the South elevation provides a sun-trap and stunning al-fresco dining opportunities. With its exceptional views this then leads out onto the lawned area which in turn leads to an outdoor heated swimming pool and pool house.

The pool house provides changing room and full kitchen facilities to lay on poolside hospitality which has always been an enviable lifestyle feature for the owners with the panoramic views that are on offer to give a dreamlike quality to leisure time.

There is rear vehicular access by a right of way over an adjoining private road to the stable yard, and a well-screened footpath gives access to the surrounding countryside. There is stabling for up to five horses, a tack room, and fodder stores. Surrounding the stables are grass paddocks and footpaths, with accessibility to Bridle paths.

The undulating land opens out to approximately 7 acres of grazing, a 4.5 acre wildflower meadow, traditional mixed native hedgerows and thousands of young native trees and a small lake with a floating island stocked with carp.

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# LOCATION

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The pretty village of Bearley, with its parish church close to Cade Hill House, is located 4 miles north of Stratford-upon-Avon, where there are excellent shopping and recreational facilities, including a Leisure Centre and the well-known Royal Shakespeare Theatre. Intercity trains run from Coventry (about 18 miles) to London Euston and from Warwick Parkway (about 7 miles) to Marylebone. There is also a turbo train service from Stratford-upon-Avon to Marylebone and commuter services to Birmingham. Henley-in-Arden is about 6 miles away. There is good access to the M40 (J15), about 6 miles.

In the area, there are state, grammar and private schools to meet most requirements, including Warwick Prep and Public School for Boys, Kings High School for Girls, The Squirrels, The Croft Preparatory School and Stratford-upon-Avon grammar schools.

There are local race courses in Stratford-upon-Avon and Warwick and golf courses at Leek Wootton, Bearley and Stratford-upon-Avon. The Heart of England Forest Trust owns extensive tracts of land adjoining the property where thousands of native trees are being planted, creating extensive permissive woodland walks and a protected landscape.









### Services, Utilities & Property Information

Utilities – The property is connected to mains electrics, water and drainage with oil fired heating. Mains gas is connected to the Pool House.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability – FTTC Ultrafast broadband is available in the area – we advise you to check with your current provider.

Local Authority - Stratford-on-Avon District Council

Property Type – Detached

Construction Type – Standard – brick and tile

Special Note –There are restrictive covenants and overage clauses on parts of the land and a public footpath crosses the land.

Tenure: Freehold | EPC: D | Tax Band: G

Directions - Postcode: CV37 0SL / what3words: ///relax.sheepish.aged

### Viewing Arrangements

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

### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://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 - By appointment only



# CADE HILL HOUSE BEARLEY

RESTRICTED HEAD HEIGHT



FIRST FLOOR



ANNEXE FIRST FLOOR



OUTBUILDINGS  
NOT SHOWN IN  
ACTUAL LOCATION/  
ORIENTATION



GROUND FLOOR



ANNEXE GROUND FLOOR



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN HOUSE : 3079 SQ FT  
ANNEXE/GARAGE : 743 SQ FT  
OUTBUILDINGS : 1098 SQ FT  
TOTAL AREA : 4920 SQ FT

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



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*We value the little things that make a home*

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