



Peter Clarke

Glebe House, Weston on Avon, Stratford-upon-Avon, Warwickshire, CV37 8JY



Approximate Gross Internal Area  
 Ground Floor = 262.32 sq m / 2824 sq ft  
 First Floor = 162.91 sq m / 1754 sq ft  
 Barn 1 = 118.08 sq m / 1271 sq ft  
 Barn 2 = 73.45 sq m / 791 sq ft  
 Total Area = 616.76 sq m / 6640 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Set beside the River Avon a five bedroom family home
- G.I.A of over 4,500 sq.ft (4,578)
- Two beautiful elm framed barns
- Superb plot extending to around 1.90 acres
- Established and mature garden with oak, lurch, pine, poplar and willow amongst many others
- Mooring and riparian rights



Offers over £2,350,000

A beautiful riverside family home offering well planned, spacious and flexible stylish living in stunning mature and established gardens of just under two acres. The accommodation has a gross internal area (GIA) of over 4,500 sq.ft. (4,578) and is five bedrooms, four bathrooms and five reception rooms. Enjoying open views of the gardens, the River Avon and pasture beyond, the property stands in the middle of its plot and is approached by a gravel and block paved driveway through a gated entrance off the village road. The sweeping access passes the beautiful elm framed barns in the garden and the mainly lawned gardens beyond that are well stocked with variety of trees and high hedges providing privacy. The large barn beside the driveway is of an outstanding quality frame with flagstone floor and double doors leading out to the driveway. Beyond is the log store and bin store directly accessed off the driveway. The second smaller timber barn is of similar construction, but also serving as a mower and potting shed. The property has been considerably extended and improved by the present owners during their nearly 20 years ownership. The extensive use of glass throughout the property allow for both enjoyment of the gardens from every room and also for natural light in every room. Various terraces and sitting areas flank the property and the mainly laid lawned gardens, again are studded with more established trees and with a fence and gated access to the water. There are raised vegetable beds, thoughtfully and well stocked borders, beds and interest throughout the garden.

At the front of the property, the canopy porch has a front door leading to:

#### **ENTRANCE HALL**

with stairs to the first floor, open fireplace, full height vaulted ceiling and twin Velux roof lights, galleried landing.

#### **OFFICE/SNUG**

overlooking the garden.

#### **SITTING ROOM**

with inglenook fireplace, Dovre wood burning stove.

#### **FAMILY/DINING ROOM**

with wide sliding doors to rear, stone floor and open to:

#### **KITCHEN/FAMILY/BREAKFAST ROOM**

with a bespoke Closa handmade kitchen of various base and wall cupboard and drawer units with marble surfaces, cocktail cabinet, space for American fridge freezer, a steam and a fan assisted grill ovens, integrated dishwasher, Siemens induction electric hob to a large central island unit and breakfast bar with matching surfaces, tray recess, wide pan drawers, ceiling extractor hood, three roof lights.

#### **GROUND FLOOR FITTED CLOAKROOM**

#### **MUSIC/LIBRARY**

through to:

#### **GAMES ROOM**

with doors to side terrace and hot tub area, oil fired Aga. Open to:







### **GARDEN ROOM**

with bi-folding doors, lantern roof, superb views.

### **FIRST FLOOR LANDING**

approached from the entrance hall with a hatch to roof space.

### **PRINCIPAL BEDROOM**

A beautiful light room overlooking the River and pasture beyond. Two pairs of French doors with glass Juliet balconies, fitted wardrobes.

### **EN SUITE SHOWER ROOM**

with oversized shower, Duravit WC and wash hand basin on stand with shelves under, further wardrobes and dressing area.

### **BEDROOM**

overlooking gardens to the front and side, fitted shelves.

### **EN SUITE SHOWER ROOM**

with corner shower, Duravit WC and wash hand basin.

### **BATHROOM**

with bath, WC, shower, wash hand basin.

### **BEDROOM**

of excellent size, enjoying good light views and wardrobes.

### **BEDROOM**

### **BEDROOM**

with views.

### **EN SUITE SHOWER ROOM**

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We understand that there are some wayleaves and also riparian rights to keep the bank and navigability of half of the width of the river.

**BOUNDARY:** There is a boundary correction to be made.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D A full copy of the EPC is available at the office if required.

**VIEWING:** Strictly by Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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