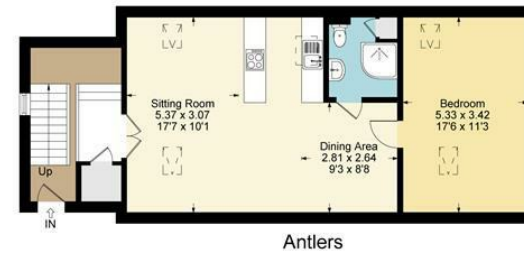




Peter Clarke

Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF

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Approximate Gross Internal Area
 Croft House = 402.18 sq m / 4329 sq ft
 Owl Hoot = 78.95 sq m / 850 sq ft
 Antlers = 70.33 sq m / 757 sq ft
 Swimming Pool = 149.04 sq m / 1604 sq ft
 Garden Pod = 30.15 sq m / 325 sq ft
 Bird Box = 49.06 sq m / 528 sq ft
 Total = 779.71 sq m / 8393 sq ft

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



- A unique family home, lifestyle and investment income proposition
- Flexible 7/8 bedroom home
- Professional teaching swimming pool (with planning permission for conversion to residential)
- Four further letting units
- Well presented and stylish living
- Superb multi-generational/dependent relative facility



£2,450,000

Located on the outskirts of Stratford-upon-Avon, a unique family home, lifestyle and investment income proposition all on one site. The main accommodation includes a flexible 7/8 bedroom home including a superb annexe, a professional teaching swimming pool (with planning permission for conversion to residential), four further letting units. Thought to suit buyers seeking a work from home solution/substantial house with income or a superb multi-generational/dependent relative facility. Offering well presented, stylish living with valuable income consideration. The property is well placed to continue or occupy as it is arranged or in a different way or redevelop. The property falls into distinct elements with the main house extending to 4329 sq.ft. Owls Hoot and Antlers, the two letting units, at 1607 sq.ft., The Pool House, 1604 sq.ft., and The Garden Pod at 325 sq.ft. The Bird Box at 528 sq.ft.

ACCOMMODATION

Porch leading to

ENTRANCE HALL

with full height vaulted ceiling and galleried landing.

GROUND FLOOR CLOAKROOM

LAUNDRY/UTILITY

with single stainless steel sink, space for appliances, two built in cupboards.

SITTING ROOM

with log burner and door on to terrace at rear.

OFFICE

FAMILY KITCHEN & DINING ROOM

pleasingly open plan with an extensive range of base and wall cupboard and drawer units with matching central island unit, one and a half bowl sink and Insinkerator boiling tap, granite surfaces, fan assisted double ovens, ceramic hob, integrated Smeg dishwasher, space for American fridge freezer, plenty of storage and open to the Dining/Family end with a concrete cast table included in the sale, and bi-folds to the terrace.

PREVIOUS DINING/LIVING ROOM

converted for self-accommodation, only by way of a kitchenette for the owner's mother, stone open fireplace and surround, doors to rear. This leads through to, or could be included with the annexe. (see floor plan)

MAIN HOUSE FIRST FLOOR

LANDING

DOUBLE BEDROOM

to front with built in furniture

BEDROOM

with EN SUITE BATH AND SHOWER ROOM

FURTHER DOUBLE BEDROOM

hot water tank and built in furniture

SHOWER ROOM

PRINCIPAL BEDROOM SUITE

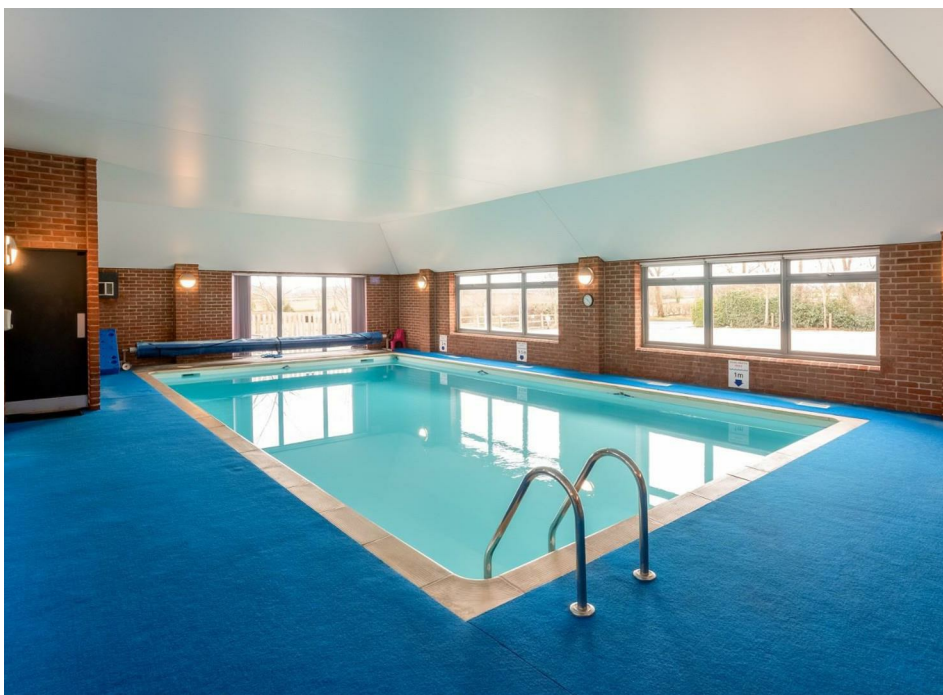
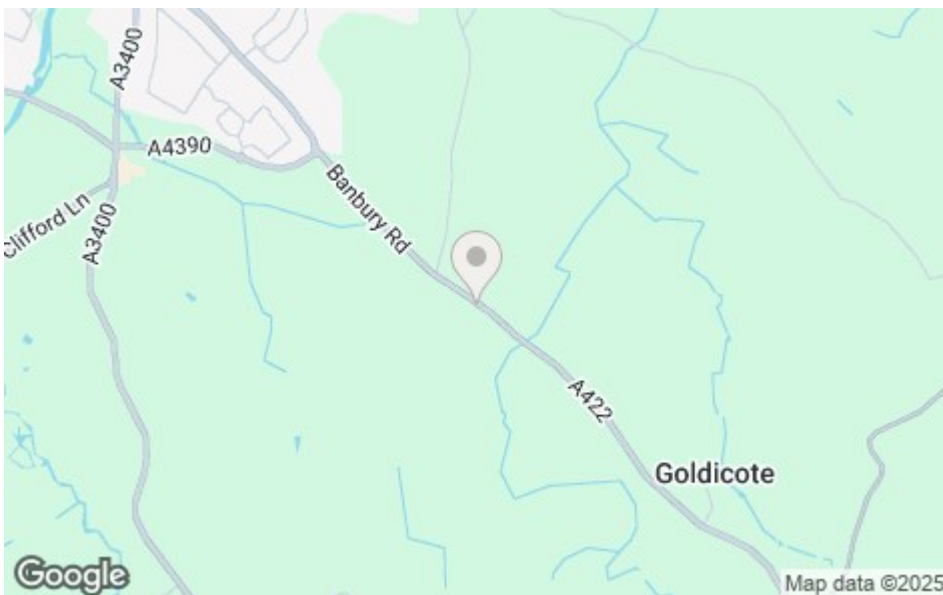
with doors to Juliet balcony, vaulted ceiling, twin dressing rooms with built in furniture and separate built in cupboards.

EN SUITE BATH & SHOWER ROOM

with large shower and underfloor heating from an electric mat.







ANNEXE

Front door to

ENTRANCE HALL

with stairs to first floor.

KITCHEN

with range of base and wall cupboard and drawer units and appliances, room for breakfast table, under stairs larder.

SITTING/DINING ROOM

with doors to rear, fireplace.

BACK HALL

and off to Boiler Cupboard with Worcester Bosch boiler.

GROUND FLOOR WC

BEDROOM SUITE incl. EN SUITE SHOWER ROOM

FIRST FLOOR LANDING

Airing cupboard and hot water tank.

DOUBLE BEDROOM

with EN SUITE DRESSING ROOM with built in furniture and EN SUITE SHOWER.

BEDROOM TWO

lovely views

OUTSIDE

OWLS HOOT

Sitting/dining room, kitchen, two bedrooms, two bathrooms

ANTLERS

Sitting/dining/kitchen, one bedroom, one bathroom

THE POOL HOUSE

Purpose built teaching/leisure pool with plant and changing rooms.

THE POD

Two rooms, shower, wc

THE BIRD BOX

Sitting and dining room, kitchen, bathroom.

There is extensive parking, gardens and grounds that overlook open farmland at the rear, providing a wonderful spot.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We understand the property is in two Titles. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. There are two private drainage treatment systems. Oil fired central heating, there are understood to be three boilers.

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.

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

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

VIEWING: 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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