



TO LET UNFURNISHED

A STUNNING THREE STOREY MODERN PROPERTY WITH PANORAMIC VIEWS, VERSATILE ACCOMMODATION AND LARGE GARDENS

RENT: £3250.00 pcm
DEPOSIT: £3750.00
HOLDING DEPOSIT: £750.00

NO TENANT APPLICATION FEES

- Sitting Room
- Kitchen Breakfast Room
- Utility Room
- Dining Room
- Family Room
- Study
- Five Bedrooms
- Three Bathrooms
- Large Gardens
- Garage, Carport & Parking
- EPC Band C

WILMCOTE
£3250 PCM

12-14 ASTON HILL WILMCOTE STRATFORD-UPON-AVON CV37 9XS

5 miles from Stratford upon Avon
10 miles from Warwick & Leamington Spa
8 miles from M40 Junction 15

A STUNNING THREE STOREY MODERN PROPERTY WITH PANORAMIC VIEWS, VERSATILE ACCOMMODATION AND LARGE GARDENS

Viewing strictly by appointment
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Wilmcote is a historical village situated approximately four miles from Stratford-upon-Avon and was home to Mary Arden, William Shakespeare's mother. The village benefits from one pub, primary school, church, village hall, and village shop.

12-14 Aston Hill is a bespoke architect designed three-storey residence which was built at the beginning of the 21st century. It provides outstanding high-quality accommodation in a stunning rural location, enjoying panoramic views over the south Warwickshire countryside.

GROUND FLOOR

Entrance Hall. With feature staircase to both upper and lower floors. **Kitchen Breakfast Room** with panoramic countryside views, range of oak style fitted units with work surfaces to three walls plus island unit with breakfast bar. 1 ½ bowl stainless steel sink, integrated dishwasher, fridge, double oven, gas hob, underfloor heating and tiled floor. **Utility Room** with range of floor and wall units below and above work surfaces, washing machine, tumble dryer, stainless steel sink, Gas boiler and tiled flooring. **Living Room** with solid oak flooring, fireplace with gas fire, skylight and French doors to balcony. **Family Room** with bay window affording spectacular views. **Study.** Window to front. **Guest Cloakroom** with low-level WC and pedestal wash hand basin.

LOWER GROUND FLOOR

Sitting Room with brick feature fireplace, French doors to decked balcony overlooking the gardens and countryside. **Principal Bedroom Suite** with feature bay window, ornamental fireplace and built-in wardrobes opening into dressing area. **Ensuite Bathroom** with bath, shower cubicle, wash hand basin and low-

level WC. **Bedroom Four** with built-in wardrobes and airing cupboard. **Ensuite Shower Room** with double walk-in shower, low-level WC and pedestal wash hand basin. **Bedroom Five/Music Room** with bay window and doors to garden.

FIRST FLOOR

Galleried Landing with mezzanine area overlooking the Living Room. **Bedroom Two** with built-in wardrobes. **Ensuite Bathroom** with corner bath, wash hand basin and WC. **Bedroom Three** with built-in wardrobes and door to Juliette style balcony offering spectacular rural views.

OUTSIDE

The gardens slope away from the property and are surrounded by open countryside, spectacular views with mature trees, shrubs and a feature pond. The property has a **Garage** and **Carport** with driveway for several cars.

GENERAL INFORMATION

Directions

CV37 9XS

From Stratford-upon-Avon take the A3400 towards Henley-in-Arden and turn left after approximately two miles into Featherbed Lane to Wilmcote. At the T-junction opposite the Mary Arden pub turn right and follow the road out of the village and take the left hand turn into Marsh Lane. After a few hundred yards turn right into Aston Hill and then left at the T-junction. 12-14 Aston Hill can be found on the right.

Services

Mains water, electricity, gas and drainage are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Mobile outdoor coverage likely for: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band G

Energy Performance Certificate

Current: 77 Potential: 80 Band: C

Tenancy

12-14 Aston Hill is available to let on an Assured Shorthold Tenancy for an initial period of six to 12 months at a rent of £3250 per calendar month exclusive of outgoings including council tax, telephone, water and drainage, electricity, gas charges, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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