



1 ALVESTON PASTURES, NR STRATFORD UPON AVON

SECCOMBES
ESTATE AGENTS

**1 ALVESTON PASTURES
NR STRATFORD UPON AVON
WARWICKSHIRE
CV37 7RP**

Situated approximately 3 miles from Stratford upon Avon, 7 miles from Warwick and Leamington Spa, about 6 miles from M40 (junction 15) and Warwick Parkway Station (trains to Birmingham and London Marylebone from 69 mins), about 16 miles from Banbury.

A WONDERFUL OPPORTUNITY TO ACQUIRE A PROPERTY WITH PLANNING PERMISSION TO CREATE A FOUR BEDROOM FAMILY HOUSE SET IN A RURAL LOCATION WITH A PADDOCK

EXTENDING IN ALL TO ABOUT 3.30 ACRES.

Currently comprising: Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Three Bedrooms and Bathroom. Garden. Various Outbuildings. Paddock. Extending in all about 3.13 acres/1.27 ha

Viewing through

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- **1 Alveston Pastures** is situated between the attractive south Warwickshire villages of Alveston and Loxley to the east of Stratford upon Avon in the undulating south Warwickshire countryside.
- Within Alveston there is a fine parish Church, community hall, the well know Ferry Inn Public House and the Baracet Barn Restaurant, together with the Fox Inn at Loxley.
- Stratford upon Avon offers a good variety of pubs and Inns, restaurants, shops, sporting and schooling facilities including King Edward Grammar School and Shottony Grammar School.
- In addition the town is the region's cultural centre and is home to the Royal Shakespeare Theatre.
- Junction 14 of the M40 motorway and Warwick Parkway Rail Station are both about 6 miles away and there is also good access to Birmingham International Airport.
- **1 Alveston Pastures** is a three-bedroom house well located in a rural location overlooking and backing on its own paddock.
- The property offers great potential with planning permission having been granted to create a four-bedroom, two bathroom family house with living room, dining hall, study and dining/kitchen extending to a gross internal area of about 1343 sq ft/125 sqm.
- Outside are a selection of out buildings, together with a level pasture paddock extending to about 3.13ac/1.27 ha.



On the ground floor is the **Entrance Hall** with stairs to first floor with **Sitting Room** double aspect with fireplace incorporating wood burning stove with brick surround and hearth, two exposed beams. Across the entrance hall is the

- **Dining Room**, double aspect with wood burning stove with oven above leading through to the **Kitchen** with fitted base and wall units.
- From the kitchen door leads to **Back Porch/Utility Area**
- On the first floor is the **Landing** situated off which are **Three Bedrooms** (two double and a single) and a **Family Bathroom**.
- Outside to the front is a principally tarmacadamed **Driveway and Car Parking Area** with lawned **Garden** with rockery and ornamental shrubs beside. Wrought iron gateway leads through to a **Patio Area** beyond which is a lawned formal garden area with **Summer House** at the end. Adjoining is the former **Vegetable Garden**.
- From the tarmacadamed car parking area the driveway leads down and past a number of **Timber Outbuildings** and **Pole Barns**.

- Beyond the buildings is the **Pasture Paddock** extending to about 3.13 acres/1.27 ha.
- The property extends in all to about 3.30 acres/1.33 ha

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Planning Permission

Planning Permission dated 23 August 2023 (Ref 23/00928/FUL) has been approved for a two storey extension to provide a large dining/kitchen on the ground floor and a master bedroom with ensuite shower room and dressing room on the first floor.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band D.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity and water are connected to the property. Private drainage system to septic tank.

Energy Performance Certificate

Current: 29 (F) Potential: 56 (D)

Footpath

There is a public footpath which runs along the north-west boundary.

Directions

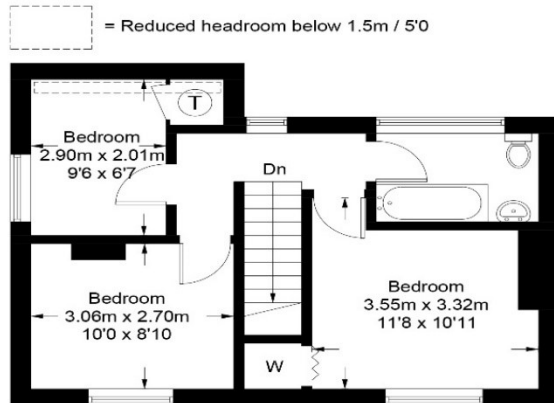
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From Stratford upon Avon take the A422 for Banbury. A short distance after leaving the town, take the first turning left of Alveston. After about a further mile, take the first right for Loxley. 1 Alveston Pastures is situated on the left after a further half mile.

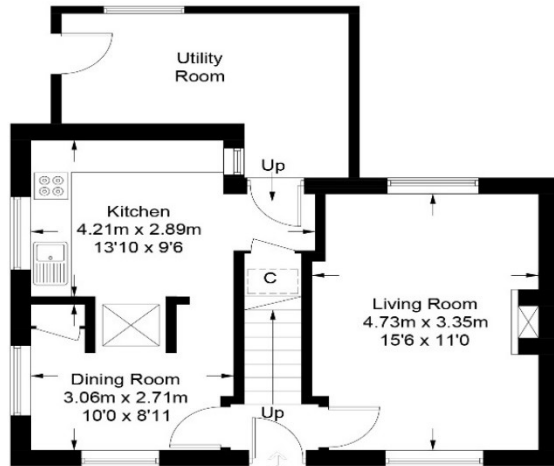
IMPORTANT NOTICE

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.

MFF/S3134/F005/04.09.2023



First Floor
38.5 sq m / 414 sq ft



Ground Floor
50.4 sq m / 542 sq ft

Approximate Gross Internal Area = 88.9 sq m / 956 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID996377)



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