



Preston Fields , Clifford Chambers

Stratford-upon-Avon, CV37 8LA

Jeremy
McGinn & Co 

Offers Over £2,500,000



A magnificent and highly individual country home, set within a delightful rural location a short distance from Stratford upon Avon itself. Birgan House stands upon almost 3 acres of private grounds and comprises a very substantial, individually designed and built residence providing superbly appointed accommodation extending to just under 5000 sq.ft.

Great care was taken in the design process to create a hugely stylish living space with generous room sizes and a flexible layout providing up to 6 bedrooms. The quality of this home is immediately obvious upon entering the reception hall from which one can gain access to all main reception rooms with a wide oak staircase leading to the first floor. The undoubted heart of the property is the impressive luxury kitchen family room offering voluminous space created by use of a two storey vaulted ceiling and extensive range of high quality units including an AGA and large island. A Butler's pantry and large utility/boot room complete the accommodation to this end of the house. A stunning formal dining room with bi-fold doors out onto the terrace forms centre of the living space before leading into a generous dual aspect living room with fireplace. There is a study and guest cloakroom together with a further reception room which the current owners use as a gym but could easily serve as a ground floor bedroom or cinema.

A fabulous galleried landing leads to a wealth of bedroom space including an impressive master bedroom with walk in wardrobe and luxury ensuite in



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in addition to a further 4 guest bedrooms each with en-suites. The property is approached via a sweeping driveway and provides ample parking for numerous vehicles in addition to a large double garage. The formal grounds of around 3 acres include a large terrace providing magnificent outside entertaining space leading onto extensive lawns all of which enjoys a stunning backdrop of countryside views.

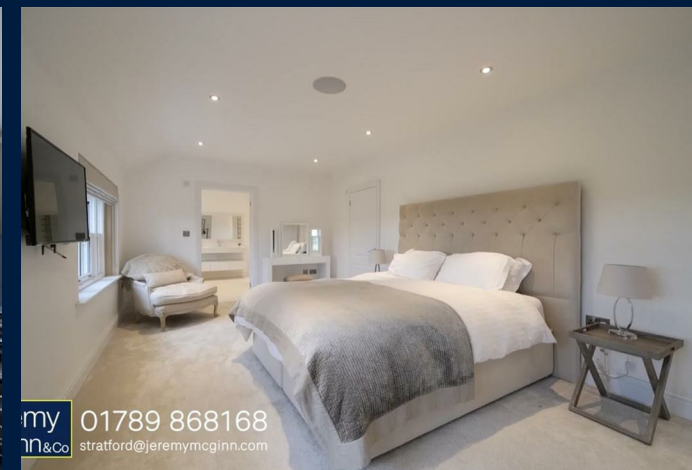
- BUILD-ZONE RICS Warranty until 30/10/26
- DRU METRO Gas Tunnel Fire Between Family Room & Dining Room
- GRANT 17kw Air Source Heat Pump
- GAZCO Gas Stove in Living Room
- Underfloor Heating
- Sonos Music System Hard Wired Throughout
- AGA 3 Oven + Electric 2 Oven Module
- Tesla Charging Point
- Miele Combination Microwave Oven
- AGA DXD Fridge/Freezer



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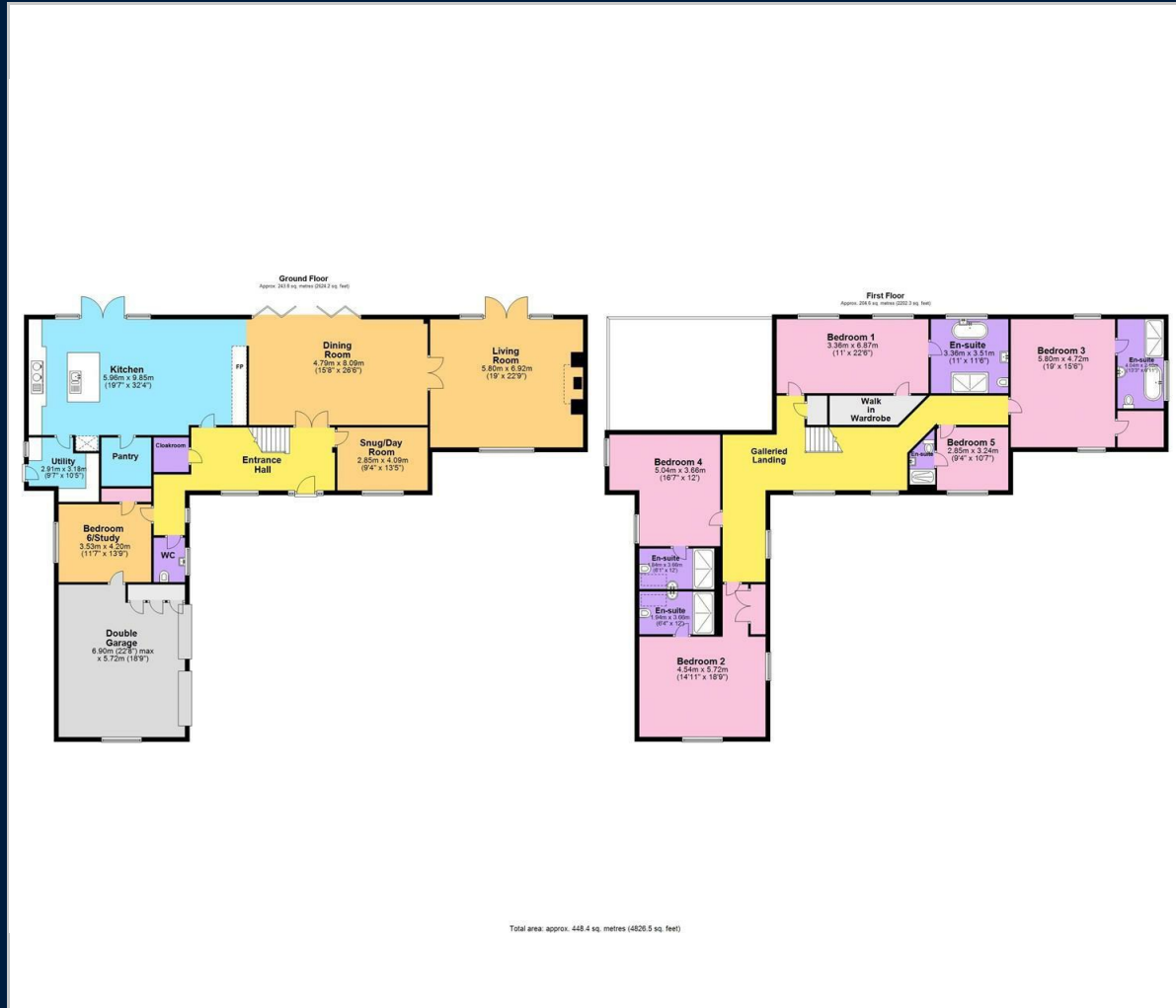
Tax Band: H

Council: Stratford on Avon District Council

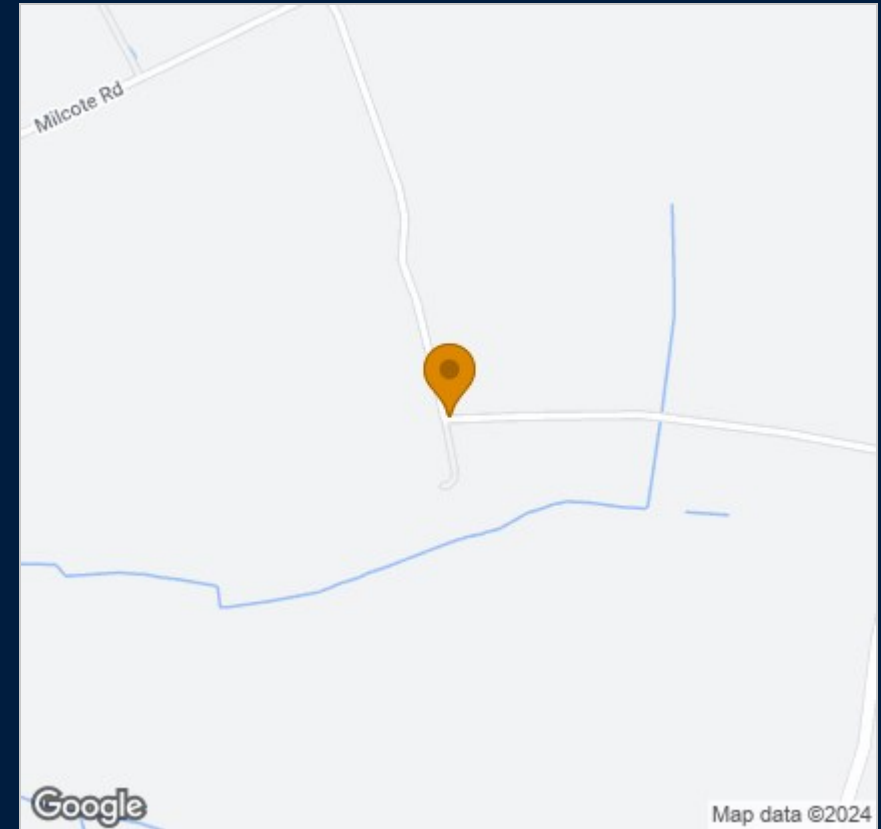
Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

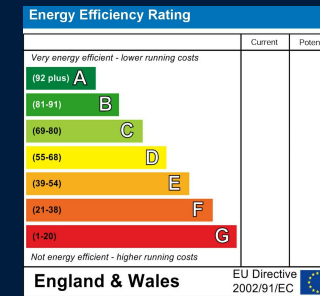
Floor Plan



Map



Energy Performance



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