



Croft Cottage, High Close Farm, Black Hill, Stratford-Upon-Avon



Welcome to Croft Cottage at High Close Farm an exclusive collection of just eight beautifully crafted homes, perfectly positioned to enjoy breathtaking views across the rolling Warwickshire countryside. Combining the peace and tranquillity of rural living with the convenience of being just a short distance from Stratford-upon-Avon, this exceptional development offers a rare opportunity to enjoy the very best of country life without compromising on connectivity. Thoughtfully designed and set within an enviable countryside setting, High Close Farm delivers a lifestyle of space, privacy, and luxury in one of Warwickshire's most desirable locations.

Croft Cottage is a beautifully crafted home that showcases exceptional quality and attention to detail throughout. Forming part of the exclusive High Close Farm development, this stunning property has been thoughtfully designed to provide stylish, flexible, and practical living accommodation in a truly idyllic countryside setting.

Upon entering, you are welcomed by a spacious entrance hallway, perfect for returning from a countryside walk and offering an immediate sense of warmth and space. The heart of the home is the impressive dual-aspect living and dining room, flooded with natural light and enjoying delightful views across the surrounding grounds and rolling countryside beyond.



The well-appointed breakfast kitchen has been designed with both functionality and style in mind, complemented by a separate utility room providing valuable additional storage and workspace. The ground floor also benefits from a versatile additional room, ideal as a guest bedroom, home office, or snug, alongside a contemporary full bathroom which also serves as a convenient downstairs cloakroom. Practicality has not been overlooked, with a cleverly concealed storage cupboard providing space for everyday essentials.

Upstairs, a generous landing leads to two substantial double bedrooms. The principal suite offers a luxurious retreat, complete with a beautifully appointed en-suite and feature Velux windows that enhance the sense of light and space. The second bedroom is equally impressive and generously proportioned with additional en-suite, offering the flexibility to serve as an alternative principal bedroom if desired.

Rarely do homes of this quality, character, and setting become available. Combining premium specification, flexible accommodation, and breathtaking countryside surroundings, Croft Cottage presents a unique opportunity to secure a truly special home at High Close Farm.





Specification:

General

- Windows - Agate Grey by Astra Seal externally, white internally.
- White gloss to internal woodwork
- Soft grey emulsion finish to all walls
- White emulsion finish to ceilings
- Oak internal doors
- Torus skirtings and architrave
- Outside lighting
- Data cabling, Fast fibre
- Satin chrome sockets and light switches to ground floor, white elsewhere

Flooring

- Karndean or similar floor to hallway/kitchen/laundry room/bathroom
- Carpets elsewhere

Kitchen

- Integrated dishwasher
- Integrated fridge / freezer
- 4 ring induction hob, single oven and extractor hood
- USB point
- Built in combination Microwave/oven/grill
- Quartz work surfaces over base units

Laundry room

- Space and plumbing for washing machine
- Space for tumble dryer
- Quartz work surfaces over base units

Lounge

- Bi fold doors to garden





Bathrooms

- White sanitary ware
- Tile boarding to full height around bath, splashback tiling to basin
- En suites x2 – fully tile boarded to shower enclosures
- All basins set in a vanity unit
- Illuminated mirrors above basins in bathroom and en suite
- Vinyl flooring to en suites x2
- Chrome finish heated towel rail in en suites x2

Outside

- Seeded lawn, fence to rear gardens, wrap around patio area to rear
- Block paved driveway parking for 2/3 cars
- Electric car charging point

Heating

- Air source central heating, radiator system to first floor, underfloor heating to ground floor, electric underfloor heating to en suite (x2)
- Solar/photovoltaic panels to roof

Tenure

- Freehold
- 10 year ICW warranty

Management Company

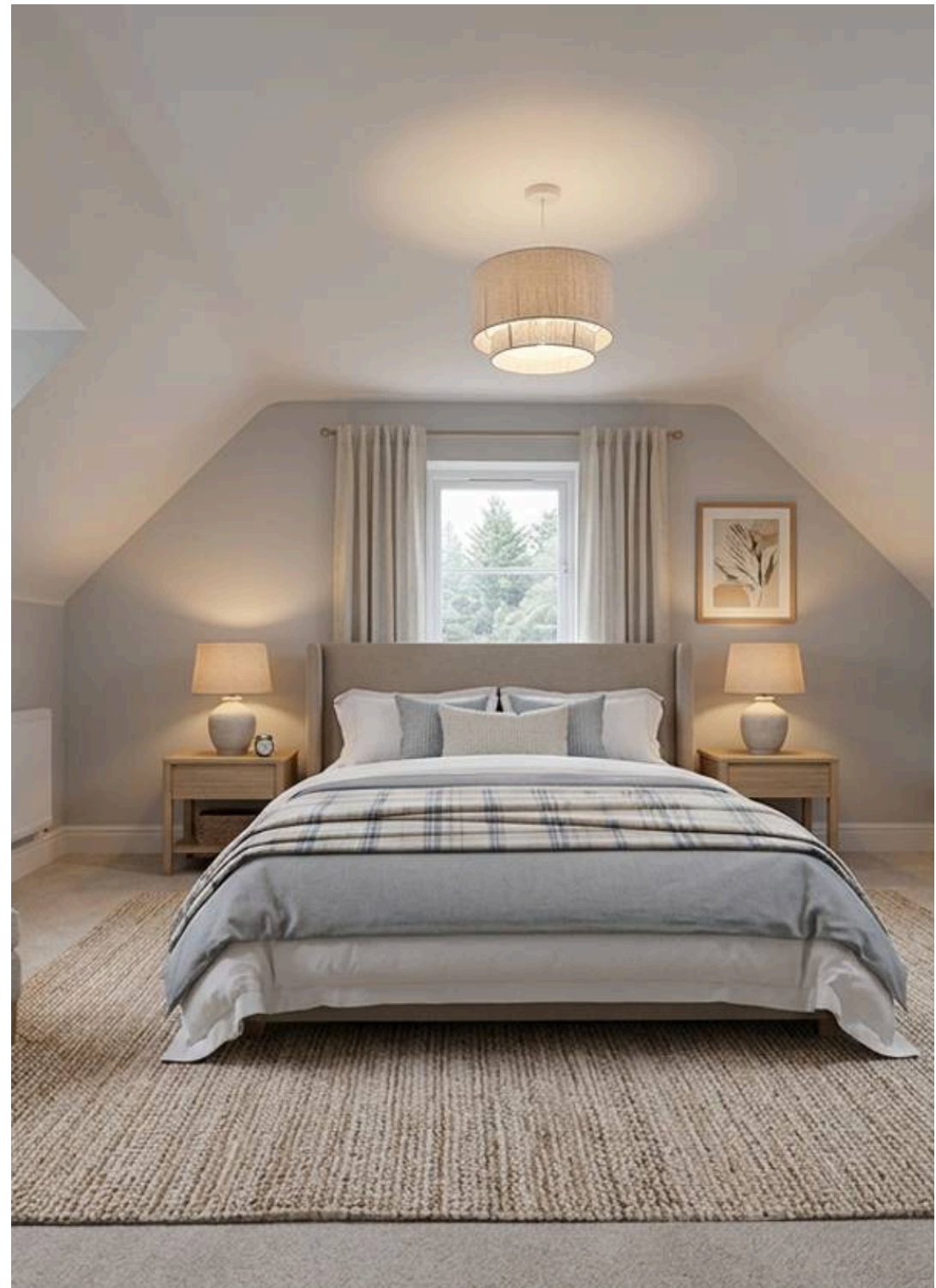
Managing all communal areas :-

- Private Road
- Borders.
- Waste Management system
- Insurance

£1,000 per plot payable on legal completion to form sinking fund.

Estimated £1,000 per year payable by each property owner.

On the final legal completion, the Management Company will be handed over to the owners who each have a share.



Location

High Close Farm enjoys an enviable position in the sought-after hamlet of Black Hill, offering the perfect blend of rural tranquillity and excellent connectivity. Surrounded by beautiful Warwickshire countryside, this exclusive development provides a peaceful setting while remaining within easy reach of major towns and cities.

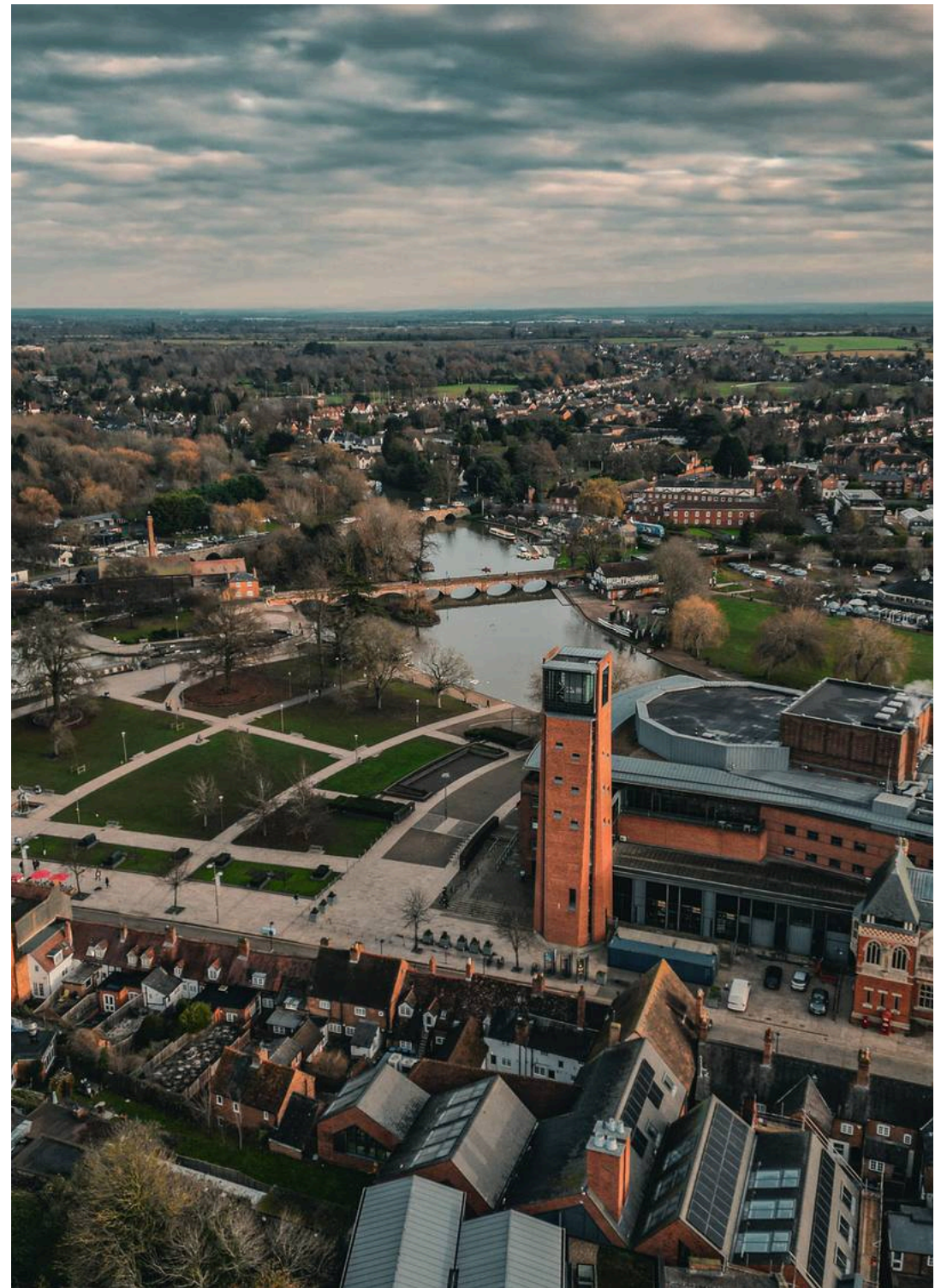
The nearby market town of Stratford-upon-Avon offers an excellent range of independent shops, restaurants, cafés, leisure facilities, and cultural attractions, while the historic towns of Henley-in-Arden and Alcester are also within easy reach.

For commuters, the development is ideally located with convenient access to the M40, providing direct routes to Birmingham, Warwick, Leamington Spa, Oxford, and London. The M42 and wider motorway network are also readily accessible, making travel throughout the Midlands straightforward.

Rail services are available from Stratford-upon-Avon, Warwick Parkway, and Dorridge stations, offering regular connections to Birmingham and direct services to London Marylebone, making the location ideal for those balancing countryside living with city commuting.

The area is also well served by a selection of highly regarded schools, traditional country pubs, golf courses, and scenic walking routes, providing an exceptional lifestyle for families and professionals alike.

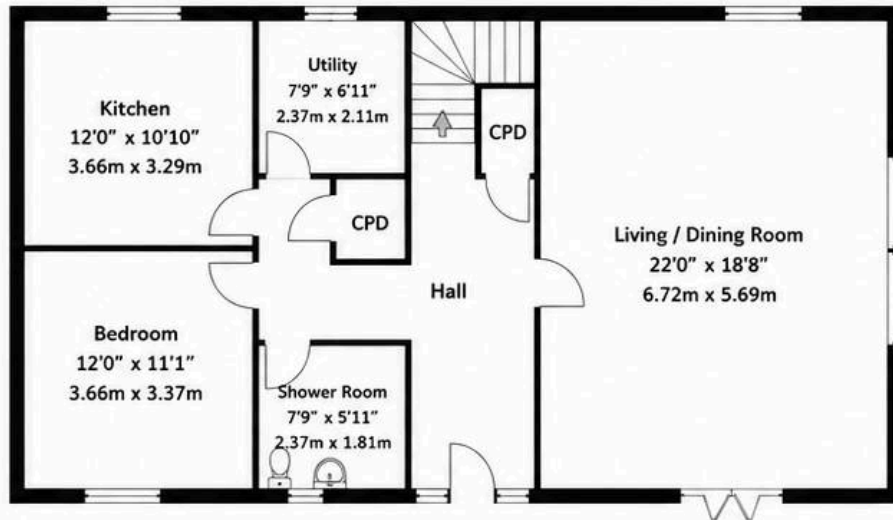
Combining stunning rural surroundings with outstanding transport links, High Close Farm offers the best of both worlds – a peaceful countryside setting without compromising on convenience.



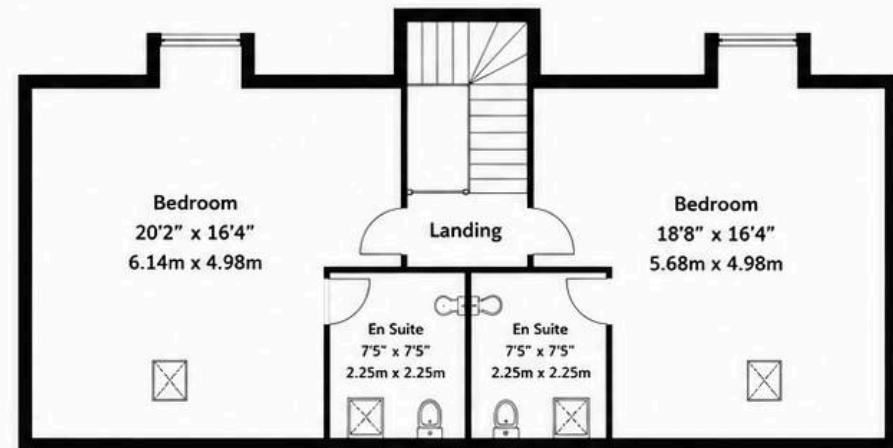
Internal Living Area 1,744 square feet / 162.05 square metres



Ground Floor



First Floor



This floorplan is provided without warranty of any kind. The publisher disclaims any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.

