



Lower Brook House
Ford Lane | Langley | Stratford-upon-Avon | Warwickshire | CV37 0HN

FINE & COUNTRY

LOWER BROOK HOUSE



This spectacular country home set in circa 1.7 acres of mature grounds and surrounded by countryside features spacious flexible living accommodation, five-double bedrooms all with ensembles, a garden room with fully fitted kitchen and equestrian facilities.



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KEY FEATURES

This spectacular country home set in circa 1.7 acres of beautifully mature grounds and surrounded by open countryside has luxurious finishings and features spacious flexible living accommodation, five-bedrooms all with ensuites, a separate gym, air-conditioned garden room with fully fitted kitchen and potential for fantastic equestrian facilities or further leisure facilities as desired.

Accommodation Overview

The spacious double height entrance hallway gives a glimpse to the luxurious finishes that are found throughout this property, with bespoke storage hand-built by Thomas Philpott and a galleried landing above this area is flooded with light from the glazed frontage.

Leading directly off the main hallway is the wonderful open plan kitchen and family area. The bespoke hand-built kitchen by Thomas Philpott features a large central island with built in booth seating, granite worktops, induction hob and a wealth of built in appliances including Gaggenau ovens, six wine fridges, dishwasher and fridge freezer. This spectacular kitchen dining area is flooded with light from a light lantern above and a wall of glazing with sliding doors which open to connect this area with the fantastic entertaining area outside. To the right of the kitchen is the spacious family area with built in storage and display cabinets. This area is perfect for casual entertaining and leads through into another reception room which is currently used as a library with bespoke shelving units. This room also has direct access to the wrap around patio via sliding doors and a patio door to the side and access to the first of two double garages and a w/c, providing flexible living accommodation with multiple potential uses.

To the left of the kitchen is the spacious formal dining room with dual aspect windows which comfortably sits 12 plus and gives access to a butler's pantry.

Accessed from both the kitchen and the main hallway is the generous sized sitting room with built in display cabinets, which leads through to a games room large enough to comfortably house a full-sized snooker table and comes complete with a beautifully crafted built-in bar with full height drinks fridge and wine storage.

The ground floor also benefits from a good-sized study, utility room, two further w/cs and a second double garage.

















First Floor

The galleried landing with glazed balcony separates the bedroom accommodation into two wings. The right wing gives access to the master bedroom suite and a further double bedroom with ensuite shower room.

The generous sized master bedroom features a vaulted ceiling, patio doors enjoying far reaching countryside views and is large enough to comfortably accommodate a separate seating area and vanity units. The master suite also features a spectacular dressing room with three bespoke walk-in wardrobes, separate shoe storage and seating areas. The ensuite is also generously sized and features a large walk-in shower, roll top bath, his and hers sinks, w/c and bidet.

The left wing of the bedroom accommodation gives access to three further bedrooms all with ensuites. The third bedroom to the rear of the property features dual aspect windows and a balcony making the most of the wonderful open countryside views to the rear of the property. This room also features an ensuite with roll top bath and separate walk-in shower.

The fourth double bedroom, features built in wardrobes and a fully tiled ensuite with walk-in shower again completed to a high specification.

The fifth bedroom to the front of the property is of a very generous size with built in storage separating the room into a bedroom area and a separate seating area, perfect as guest accommodation or for those with extended family seeking semi-independent living accommodation. This room and its ensuite both feature skylight windows and beautiful feature windows following the shape of the vaulted ceiling and flooding the rooms with light.











KEY FEATURES

Outbuildings

To the side of the property is a timber framed outbuilding which has been finished to the same high standard as the main house and is perfect for use as a home gym, dance or yoga studio.

To the far end of the garden is a fully insulated and air-conditioned timber framed garden room which is connected to both electricity and water. Featuring a fully fitted garden kitchen and living space this versatile space opens out onto a large patio area through both bifold and sliding doors. Providing the perfect area for entertaining all year round whilst enjoying the ever-changing countryside views.

Equestrian Facilities

A gravel driveway to the side of the house leads to a paddock with stables which has the potential to create fantastic equestrian facilities or further leisure facilities as desired.

Outside

Set within circa 1.7 acres, electric iron gates give access via a gravelled driveway through beautifully mature grounds to a large parking area which together with two double garages provides ample parking for several vehicles. The gravel driveway then continues to the right of the property following the tree lined perimeter to the equestrian facilities to the rear of the grounds.

The stunning gardens to this property have been carefully designed to make the most of the views whilst maintaining privacy with mature trees to the front and sides.

The wrap around patio to the rear of the property featuring raised flower beds and water feature can be accessed from all the reception rooms to the rear of the house connecting the spaces and making an wonderful area for entertaining and alfresco dining. A path then leads through the expansive lawned area to another patio area at the far end of the garden giving access to the garden room and its fully fitted garden kitchen, providing another wonderful space to enjoy the views and relax all year round.







LOCATION

Nestled in the highly desirable village of Langley, the property is just a 10-minute drive from the towns of Warwick and Stratford-upon-Avon.

Stratford-Upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is an excellent choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Stratford-upon Avon are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town and the area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.



INFORMATION



Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity and water, oil central heating and Klargester sewer system.

Mobile Phone Coverage – Limited 4G mobile signal is available in the area; we advise you to check with your provider

Broadband Availability - FTTP - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Tenure – Freehold

Local Authority: Stratford-upon-Avon

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Approximate Gross Internal Area
 Ground Floor = 309.15 sq m / 3328 sq ft
 First Floor = 280.31 sq m / 3017 sq ft
 Garage = 96.80 sq m / 1042 sq ft
 Outbuildings = 98.38 sq m / 1059 sq ft
 Total Area = 784.64 sq m / 8446 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched on the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT

PARTNER AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process.

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FOUNDATION

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