

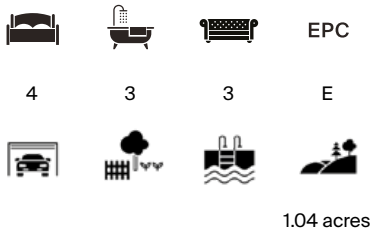
THE COTTAGE

HARDWICK LANE, CLARKES GREEN, STUDLEY, SOUTH WARWICKSHIRE


THE COTTAGE

A BEAUTIFULLY POSITIONED COUNTRY PROPERTY

Dating from 1910 with a handsome 4-bedroom detached house and garden, swimming pool, integral garage, paddock and stables situated in unspoilt South Warwickshire countryside



Services: Mains electricity and water. Oil-fired central heating. Air-source heat pump for the swimming pool. Private drainage system, discharging to a soakaway. Full fibre broadband to the premises.

Fixtures and fittings: The vendor's solicitor will provide a schedule of items included and excluded from the sale and those available by separate negotiation. The hot tub may be available by separate negotiation.

Tenure: Freehold

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575

Council Tax Band: G

Directions (B80 7DX): From the A4189 Henley-in-Arden to Redditch Road, take Hardwick Lane, signed Outhill. The Cottage will be found on the right after about 0.5 mile.

What3words ///arena.deliver.smothered

Viewing: By prior appointment only with the agents.

SITUATION

Situated on a quiet lane in open countryside between Studley, Mappleborough Green and Ullenhall, The Cottage benefits from very good accessibility to amenities, motorways and the rail network, while being in an unspoilt location with rolling countryside. Clarkes Green is a sought-after hamlet on the Warwickshire/ Worcestershire border. The location offers a peaceful countryside setting.

The M42 is within a short drive, providing links to Birmingham and the wider motorway network, while the M40 offers direct access to London and Oxford. Rail services are available from nearby stations, including Warwick Parkway, which offers regular services to London Marylebone in approximately 75 minutes.

A selection of well-regarded schools can be found in the surrounding area, making it a convenient location for families. There is Mappleborough Green C of E Primary School, which is rated Good and provides a convenient local option. There is also Stratford Preparatory School and The Croft Preparatory School nearby. For secondary education, there are a number of options in Redditch, Studley and Stratford-upon-Avon, including Studley High School, the Stratford grammar schools and Alcester Grammar School.

Leisure facilities are available at Studley Castle nearby. Stratford-upon-Avon with its theatres and Shakespearean heritage is the region's cultural centre. There are golf courses locally and racing at Stratford, Warwick, Worcester and Cheltenham. The location is well-suited for riding and walking.

Distances: Stratford-upon-Avon 11 miles, Henley-in-Arden 5 miles, Redditch 4 miles, Alcester 6.5 miles, Solihull 14 miles, Worcester 21 miles, Birmingham International Airport 18 miles; M5 14 miles. (All distances are approximate)







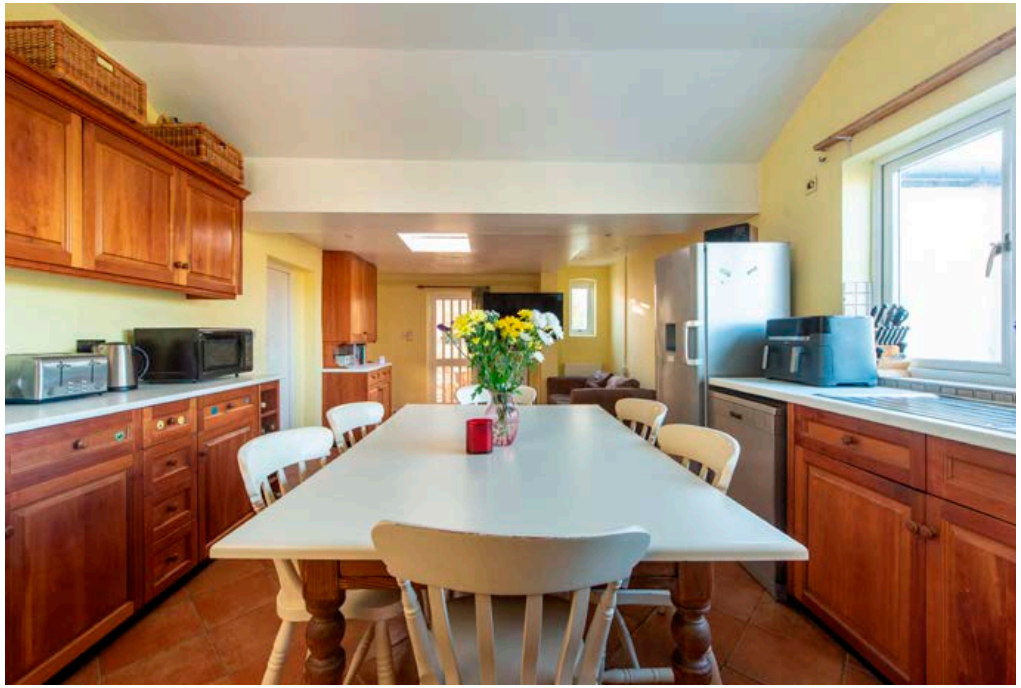
THE PROPERTY

The Cottage is an early Edwardian house, dating from 1910, updated and extended over the decades to provide a lovely family house with the benefit of the garden, swimming pool, stables and paddock. Entrance hall with ground-floor shower room. Drawing/ dining room with an open fireplace, cornice and parquet flooring, study and south and east facing sitting room with an attractive brick fireplace. The kitchen/ breakfast room has timber -fronted kitchen units, terracotta tiled floor, an oil-fired AGA, roof lantern and south-west facing conservatory off, utility room and WC. Integral double garage.

To the first floor are three double bedrooms and a family bathroom with bath and separate shower, to the second floor is a shower room and dressing room leading to bedroom 4.

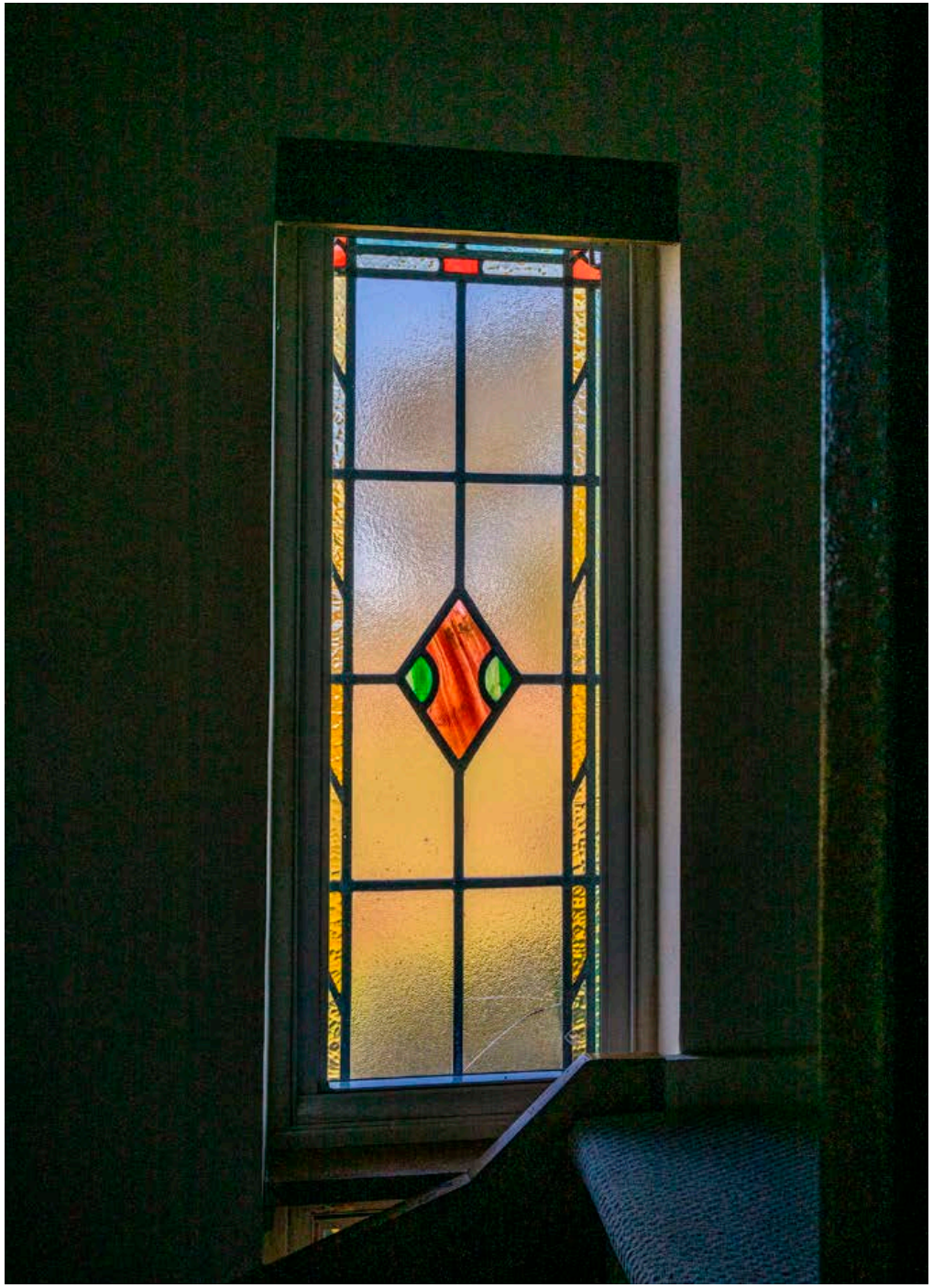
Pantile roof, leaded and UPVC double-glazed windows with stone surrounds to the front elevation. Period features including generous ceiling heights, parquet flooring and some stained-glass windows.























STABLES, GARDENS AND GROUNDS

Approached by an in and out drive to a parking area in front of the house, with a double garage.

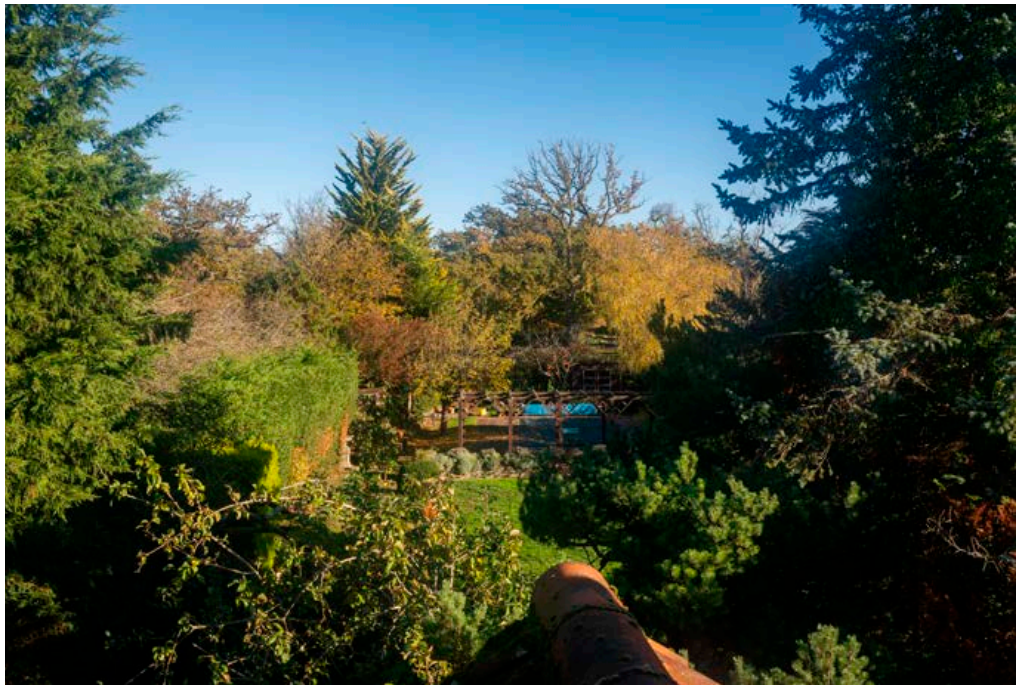
The house is screened by a lane side hedge with front lawn, Behind the house is a patio overlooking the paddock and stables, The principal garden lies to the side of the house, with lawn, mature trees and shrubs and flower borders, a pergola divides the main garden from the attractive sheltered swimming pool with 6' 3" deep end with air source heating and pergola.

Behind the garden, with access off the adjoining track over which the property has an agricultural right of way, is a paddock bounded by post and rail fencing or hedges with mature oak trees, and timber stable yard with electricity and water, with three stables, including a foaling box, tack room and barn.















The Cottage



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
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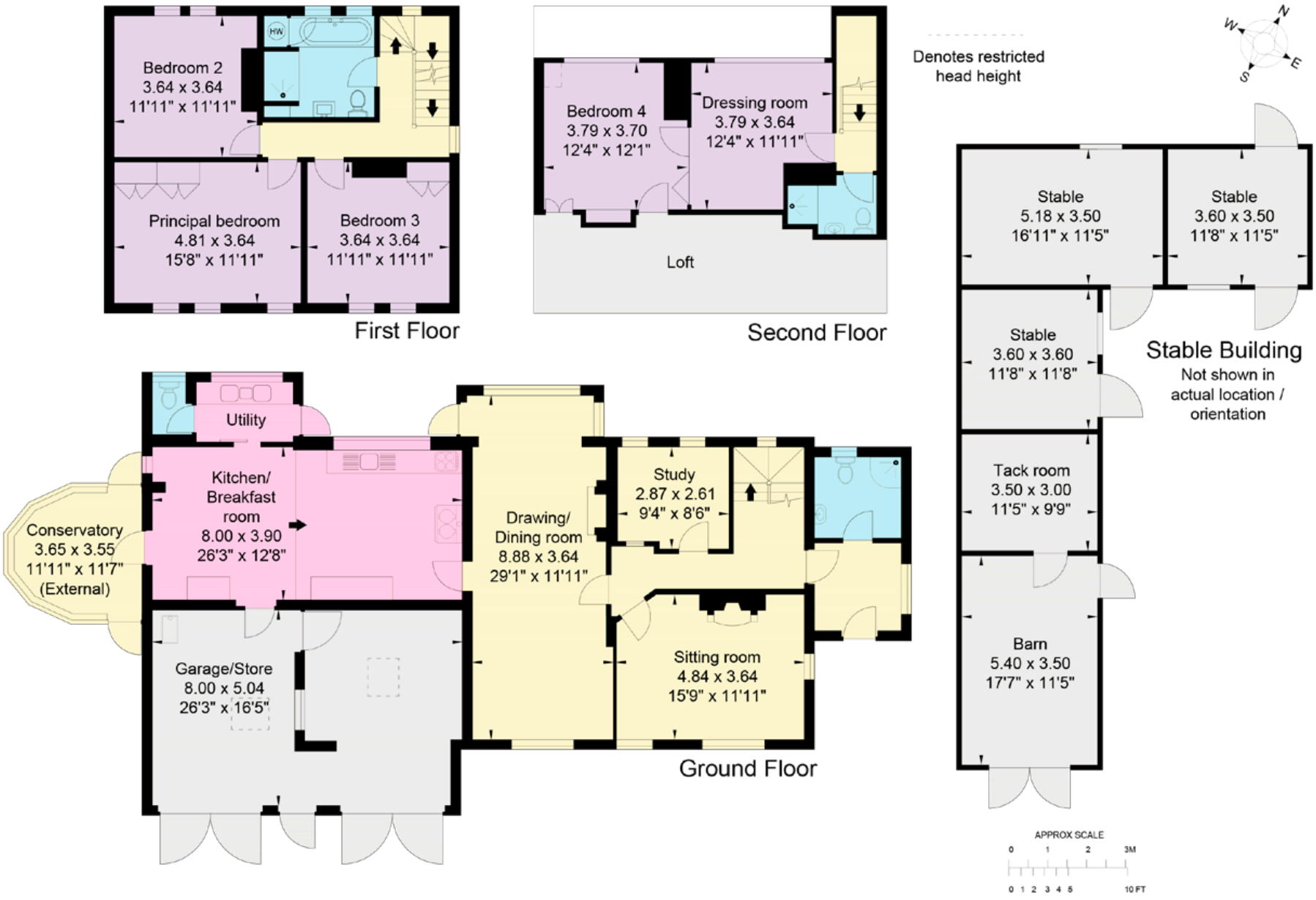
(e) planprep@lds-survey.co.uk

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Title
The Cottage

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Approximate Gross Internal Area
House: 230 sq m (2,478 sq ft) exc. Loft
Garage/Store: 40 sq m (431 sq ft)
Stable Building: 76 sq m (819 sq ft)
Total: 346 sq m (3,728 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Date: 20 November 2026
Our reference: STR012656455

The Cottage, Clarkes Green, Studley, B80 7DX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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