



Farthings

New Road | Alderminster | Stratford-upon-Avon | Warwickshire | CV37 8PE

FINE & COUNTRY

FARTHING

An exquisite country home set in beautiful gardens with superb views on the edge of a delightful Warwickshire village.



Farthings is a delightful family home of considerable size recently re-built and fully refurbished. It is finished to an immaculate standard with quality fittings throughout. The layout of the accommodation flows well and the whole home is bright and sunny with most rooms being dual aspect. There are numerous French doors opening to the terraces and gardens with lovely views throughout the house.

Ground floor.

The entrance hallway gives access to all the principal rooms. To the right is the utility room, a small gym, and access to the integral double garage. There is also a second hall with its own front door, used for coats and boots.

The kitchen/breakfast/family room is beautifully appointed and comprehensively fitted. French doors open to the garden room. There is a formal dining area and two fabulous sitting rooms, both with French doors to the south/west facing terrace.

The whole of the ground floor has tile or hardwood flooring with underfloor heating throughout.

First floor.

Four double bedrooms, all with en-suite bathrooms. The principal room is a superb suite with far reaching views from two sides, two dressing rooms and a beautiful bathroom. There is also a study/office area and snug.













Seller Insight

“ This exquisite, elegant and spacious residence enjoys a peaceful, tranquil, location on the edge of the pretty village of Alderminster, just a few miles from Stratford upon Avon. The property was purchased by its present owners in 2017 and has been the subject of a major project to become this truly magnificent family home.

On their house hunting search, the owners had a blank canvas on their choice of location in which to live. However, after a long search, discovering an older property on this large elevated parcel of land in what is a dream location with far reaching views over the local countryside, they recognised its potential to create a fabulous new family home. Working closely with an architect, alongside a professional builder and experienced artisans, this stunning house was ready for occupation in 2019. It is, indeed, a home which is fascinating, practical, stylish and welcoming.

A split level house, full of light from its large amount of glazing, whilst brimming with innovation and comfort. Each part of this beautiful house has its own personality but with a great connectivity, culminating in its fabulous bespoke kitchen, which is very much the hub of family life and where guests can sit in comfort to socialise whilst delicious meals are prepared. It is a home in which to welcome family and friends, with outstanding amenities for those staying.

The spacious, totally private, garden is an absolute delight and is mainly laid to lawn containing mature trees and shrubs. The large entertainment decking offers not only a delightful area on which to relax and enjoy the fabulous views, or maybe listen to the sound of birdsong in the springtime, but is also an area on which to enjoy relaxed dining. The river Stour runs through the village which is located between Stratford upon Avon and Shipton on Stour. Quality supermarkets and independent shops are located nearby with an excellent choice of both state and independent schools very close. Stratford upon Avon is renowned for its history, culture and fascinating architecture. Road and rail connections are excellent with Warwick Parkway offering a service into London Marylebone in just over one hour.

The owners have been so happy living here, but the house has now outgrown their requirements, and it is time for them to move. This has been such a well loved, meticulously cared for home, one ready for new owners to unpack their boxes and enjoy their life in such an amazing home in an equally amazing setting and location.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

Electric gates open to a sweeping drive with ample parking leading to the detached triple garage.

Beautiful mature gardens and patios surround the home from which there are lovely views.

In all just under one acre.





LOCATION

On the edge of the village of Alderminster with easy access to the lovely towns of Stratford-upon-Avon and Shipston-on-Stour. The Cotswolds Area of Outstanding Natural Beauty is on the doorstep.

There are lovely walks in the area and a short stroll from the house takes you to The Bell restaurant and pub.

Stratford-upon-Avon is internationally famous through 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 a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and 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 Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.





Services

Mains water and electricity.
 Calor gas tank, underground.
 Sewage treatment plant.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold

Mobile Phone Coverage - Mobile phone coverage checker - <https://www.signalchecker.co.uk/> 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Ofcom Broadband checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Directions

From the village centre take New Road, heading north/east. Farthings will be on your left a short way up the hill.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

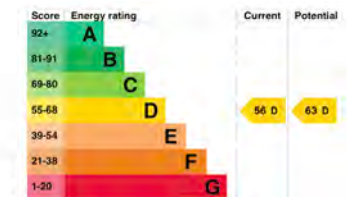
Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





GROSS INTERNAL AREA: 5236 sq ft, 486 m2
 OPEN TO BELOW & LOW CEILINGS: 282 sq ft, 27 m2
 GARAGE: 993 sq ft, 93 m2

OVERALL TOTALS: 6511 sq ft, 606 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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NIGEL PLASKETT
PARTNER AGENT

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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



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We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

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