

## 4 Bedroom Detached for Sale - £695,000

Aston Hill, Wilmcote, CV37 9XS



### KEY FEATURES

- Unique Property • Village Location • Outstanding Countryside Views • 4 Double Bedrooms • 3 Bathrooms • Flexible Accommodation • 2 Garden Buildings • Double Garage • Extensive Driveway Parking

## Description

Set within a generous plot and enjoying far-reaching countryside views, this distinctive four-bedroom detached home in Wilmcote offers a wonderful sense of individuality, with a layout that has been thoughtfully shaped over time.

Wilmcote is a highly regarded village on the edge of Stratford-upon-Avon, known for its historic Shakespearean ties, welcoming community and excellent rail links to Stratford, Birmingham and beyond. Surrounded by beautiful Warwickshire countryside, it provides a peaceful yet well-connected place to live.

The property is approached via a sweeping driveway providing parking for multiple vehicles, leading down to a detached double garage. The entrance is set to the side, opening into a welcoming hallway which flows through to a larger reception hall at the heart of the home - an inviting space that immediately hints at the character within.

From here, a door leads to a study, a calm and versatile room ideal for working or pursuing hobbies, while steps descend to the lounge. This is a particularly special space, centred around a wood-burning stove and framed by views across the countryside, with doors opening onto a patio - perfect for quiet mornings or relaxed evenings outdoors.

From the entrance hall, stairs rise to a landing where there is a downstairs WC and a utility room, which in turn leads out to a covered rear porch. At the rear we find the kitchen/family/dining room, a sociable and welcoming space designed for everyday living. With views over the garden and doors opening outside, it feels naturally connected to the landscape and the changing seasons.

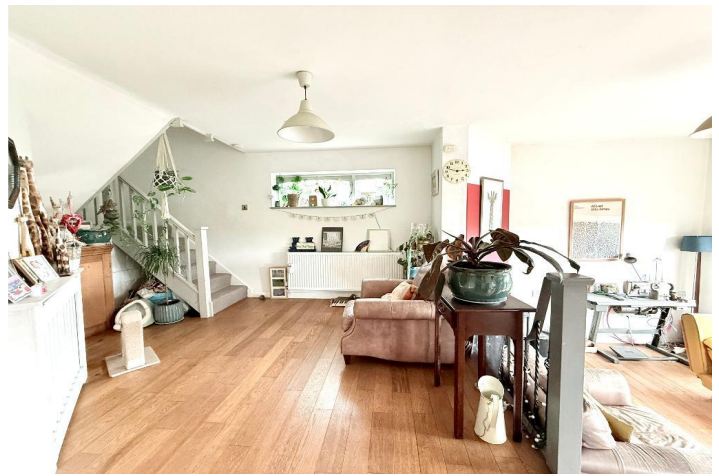
Upstairs, the four double bedrooms and three bathrooms are arranged to make the most of the home's setting, with many rooms enjoying particularly attractive countryside views.

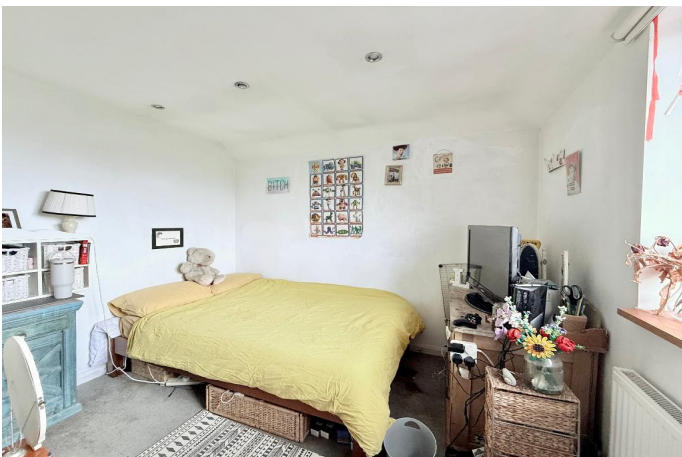
Outside, the gardens are a real highlight. Arranged to follow the sun throughout the day, they offer a series of seating areas and pockets to enjoy, whether entertaining or simply unwinding. Two garden buildings provide excellent additional space, ideal as home offices, studios or peaceful retreats. There are also further patio areas to the side and front, while the overall plot gives a lovely sense of space and privacy.

This is a home with a story to tell - thoughtfully arranged, full of personality and perfectly suited to someone looking for a setting that feels both inspiring and a little out of the ordinary.

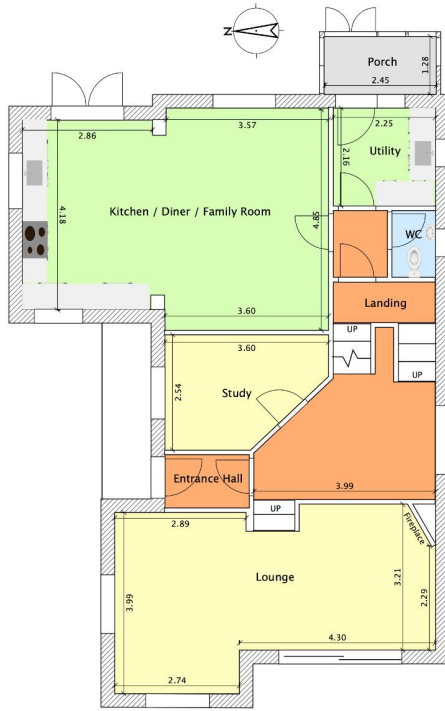
### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, water and electricity. Sewerage is via septic tank. Council Tax band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





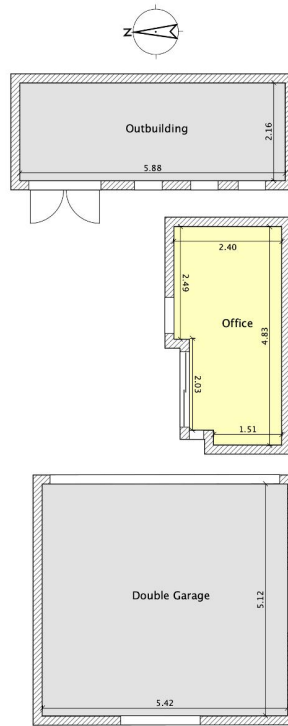




Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1776 ft<sup>2</sup> / 165 m<sup>2</sup> (excl Outbuildings)  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**



Indicative floor plans for illustration purposes only  
**OUTBUILDINGS**