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Rose Keepers & Rose Gardeners Cottage,  
Clopton  
Stratford-Upon-Avon, CV37 0QR





## The Property

Occupying an enviable position within the magnificent grounds of historic Clopton House, Rose Gardeners Cottage and Rose Keepers Cottage present a truly unique opportunity to acquire two interconnecting homes, offering an extraordinary level of flexibility that is seldom available in today's market.

Already linked internally, the properties can be enjoyed immediately as one substantial residence whilst equally providing the versatility to suit an ever-changing lifestyle. Whether creating generous family accommodation, designing dedicated spaces for home working, hobbies or guest suites, or simply reconfiguring the layout to suit individual preferences, the possibilities are extensive. The existing arrangement offers buyers the freedom to adapt the accommodation over time, creating a home that evolves with their needs.

One of the property's greatest strengths lies in its versatility. The current owners have previously occupied one cottage whilst successfully generating an income by letting parts of the adjoining property, thus providing an attractive opportunity for buyers seeking supplementary revenue without compromising their own privacy. Equally, the layout lends itself perfectly to multi-generational living, allowing a dependent relative or adult family member to enjoy independent accommodation whilst remaining closely connected to the main home.

Steeped in history, Clopton House dates back to the 16th century and remains one of Stratford-upon-Avon's most distinguished country house estates. Residents enjoy the rare privilege of living within acres of beautifully maintained communal grounds, where formal gardens, sweeping parkland, mature woodland and picturesque pathways create an exceptional environment to enjoy throughout the year. A stunning ornamental lake provides a peaceful focal point, complemented by a dedicated barbecue and seating area, whilst a private residents' tennis court further enhances the outstanding lifestyle on offer.









Collectively, the accommodation provides an impressive range of living spaces and bedrooms, allowing buyers to configure the property in countless ways to suit modern living. Whether seeking a substantial principal residence, a home with independent guest accommodation, an income-generating investment, or a long-term solution for extended family living, this remarkable property effortlessly accommodates each scenario.

Rarely does a home combine such flexibility with such an exceptional setting. Beyond the cottages themselves lies one of Stratford-upon-Avon's hidden treasures—a private historic estate where beautifully landscaped grounds become an extension of the home, offering a lifestyle defined by tranquillity, space and timeless character, all within easy reach of the town centre.

#### The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.







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## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. N.B. Some of the images used may have been enhanced using CGI.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Share of Freehold of Clopton House - 999 years from 1999 with vacant possession upon completion of the purchase.

Estate Charge: Rose Keepers £2,072 per annum & Rose Gardeners £2,345 per annum (total cost £4,417 per annum)

Services: All mains services are understood to be connected to the property.

EPC Rating: Rose Keepers Cottage 61/80 D, Rose Gardeners 63/79 D

Local Authority: Stratford District Council Band F.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any

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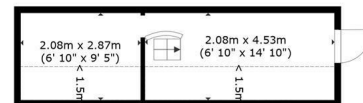
10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)



ROSE GARDENERS COTTAGE



ROSE KEEPERS COTTAGE FLOOR 1



ROSE KEEPERS BOARDED OUT LOFT

GROSS INTERNAL AREA  
ROSE GARDENERS COTTAGE: 64.88 m<sup>2</sup>, (698.4 sq.ft.)  
ROSE KEEPERS COTTAGE FLOOR 1: 55.8 m<sup>2</sup>, (601 sq.ft.)  
ROSE KEEPERS BOARDED-OUT LOFT: 9.7 m<sup>2</sup>, (104 sq.ft.)  
EXCLUDED AREAS: REDUCED HEADROOM 5.9 m<sup>2</sup>, (64 sq.ft.)  
ROSE KEEPERS TOTAL: 65.5 m<sup>2</sup>, (705 sq.ft.)  
TOTAL: 130.38 m<sup>2</sup>, (1403.4 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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