



Warwick Road, Stratford-Upon-Avon
CV37 0NZ

In Excess of **£985,000**



Occupying a truly exceptional semi-rural position on the northern edge of Stratford-upon-Avon, Avon Lodge represents a rare opportunity to acquire a substantial detached family home set within approximately 1.95 acres of grounds, together with full planning permission to add 5 visitor accommodation units and significant future potential for lifestyle, business and development opportunities.

Approached via a sweeping driveway providing extensive parking for numerous vehicles, the property enjoys a wonderful sense of privacy and seclusion whilst remaining within easy reach of Stratford-upon-Avon's extensive amenities.

The existing accommodation extends to almost 3,000 sq ft and offers generous, versatile living space ideally suited to family occupation, multi-generational living or those seeking to create a bespoke country home. Whilst the property would now benefit from a programme of updating and modernisation, it offers purchasers an increasingly rare opportunity to enhance and personalise a home in an outstanding setting.

The ground floor provides an excellent balance of reception space, including a substantial drawing room, separate sitting room and formal dining room, all enjoying lovely outlooks across the gardens. The spacious kitchen/breakfast room features an attractive vaulted ceiling, creating a wonderful sense of space and character, whilst offering further scope for improvement and reconfiguration, subject to any necessary consents.





To the first floor, the property offers five bedrooms, including a generous principal suite with en suite facilities, together with additional bathrooms serving the remaining accommodation.

Outside, Avon Lodge sits within beautiful mature gardens interspersed with established planting, wildlife areas, a pond and peaceful seating spaces. Beyond the formal gardens lie two adjoining paddocks, creating a superb environment for those seeking a more rural lifestyle.

Of particular note is the significant potential offered by the land. One of the paddocks already benefits from planning permission for the construction of five holiday let units, presenting an exciting opportunity to establish a tourism-based business in this highly desirable location. A further elevated paddock enjoys breath-taking panoramic views across the surrounding Warwickshire countryside towards Stratford-upon-Avon, where iconic landmarks including the Royal Shakespeare Theatre, Holy Trinity Church and the town's Ferris wheel can be seen in the distance.

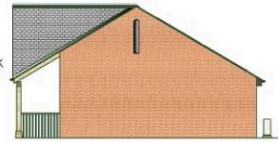
The current owner previously explored the possibility of constructing an additional dwelling within this elevated position. Whilst a contemporary scheme was refused planning permission, purchasers may wish to investigate alternative proposals, subject to obtaining all necessary consents.

Whether seeking to create a magnificent family home, establish a holiday let business, explore future development opportunities or combine all three, Avon Lodge offers an exceptionally rare and compelling proposition.



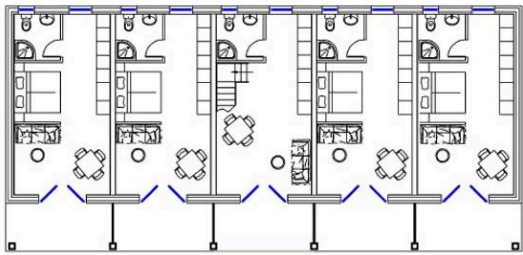


FRONT (NORTH-WEST) ELEVATION

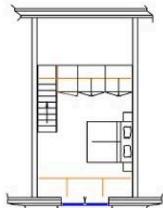


RIGHT ELEVATION

22.7 m



GROUND FLOOR PLAN



LOFT FLOOR PLAN

Accommodation building:

Internal floor area: 198 Square Meter
Veranda area: 48 Square meter



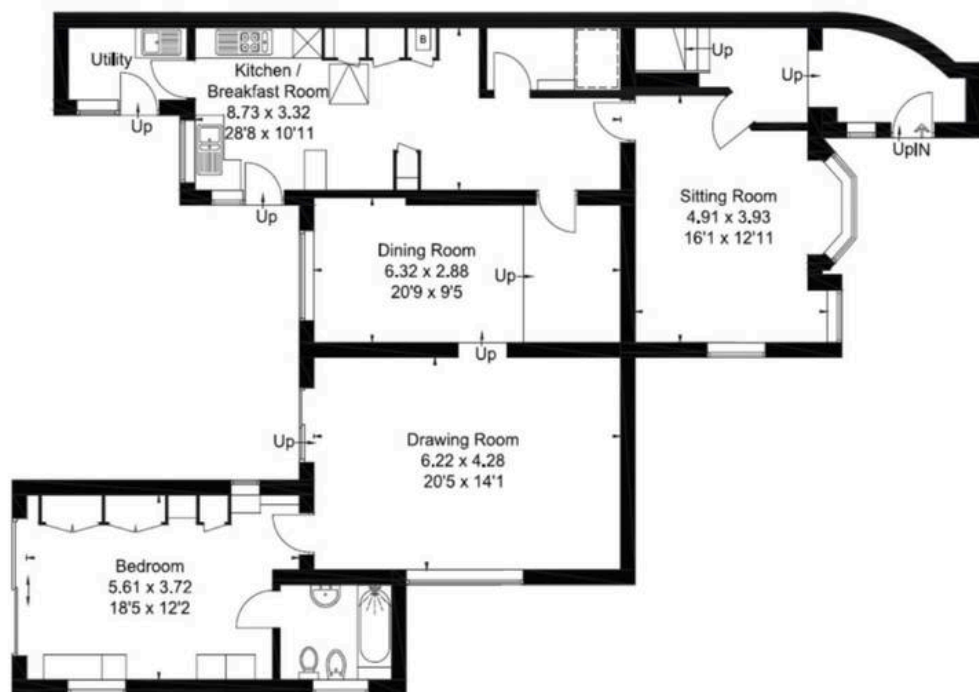
Exceptional lifestyle and investment opportunity!
Detached 6 bedroom home in 1.4 acres with
planning for five holiday lets, paddocks, stunning
views and further potential (STPP).
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Six Bedroom Family Home
- Full Planning Permission Granted for Five Holiday Lets
- Requires Renovation Throughout
- Extensive Driveway & Detached Car Port
- Approx. 2,960 Sq Ft of Accommodation
- Approx. 1.95 Acres (STS)
- Two Paddocks with Further Potential (STPP)
- Exceptional Lifestyle, Business & Development Opportunity
- Stunning Elevated Views Towards Stratford-upon-Avon
- Easy Access to Stratford-upon-Avon & Major Transport Links



Ground Floor

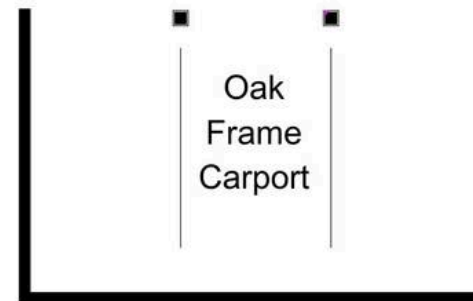
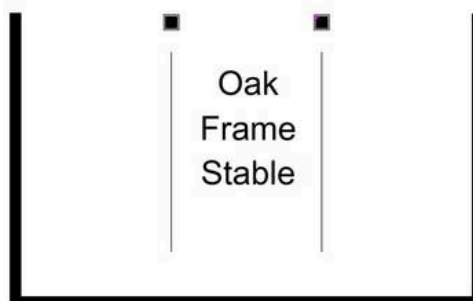


First Floor

Gross Internal Areas:

- House: 222 m² (2390 ft²)
- Carport: 53 m² (570 ft²)
- Stable: 53 m² (570 ft²)
- Total: 328 m² (3530 ft²)

Note: All figures are approximate and for illustration purposes and do not form part of the sales agreement.





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