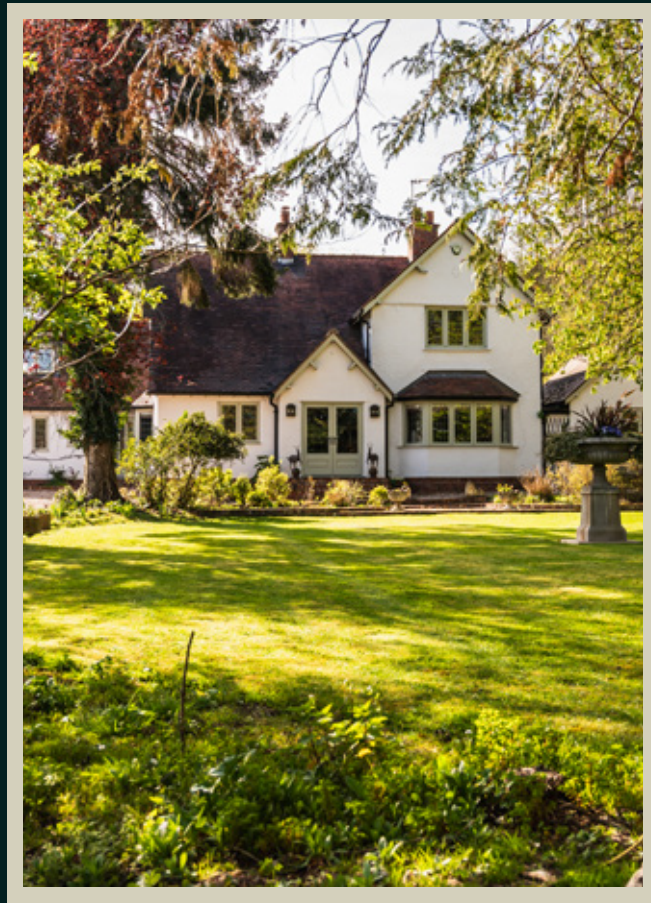


# ELMHURST HOUSE



BLenheim





A RARE  
OPPORTUNITY  
TO ACQUIRE A  
MAGNIFICENT  
FAMILY RESIDENCE

STANDING PROUDLY WITHIN A STUNNING, PRIVATE PLOT OF APPROXIMATELY 3.8 ACRES AND BOASTING EXQUISITE SPACES FOR LUXURIOUS FAMILY LIVING, WELCOME TO ELMHURST HOUSE.

*Exuding country charm, this four bedroomed detached residence offers the perfect blend of rural and city life: enveloped in tranquillity whilst being moments away from a host of convenience.*





Having undergone extensive renovations in recent years, including expertly designed interiors by Edward Thomas Interiors, has transformed Elmhurst House into something that is truly special.

Style and functionality effortlessly combine to ensure each room feels like home, from the beautiful lounge to the charming formal dining room showcasing a fireplace with an Edwardian copper surround. A wonderful snug with a log burner also provides the perfect spot to relax. Completing the ground floor is an outstanding dining kitchen of considerable proportions, a useful boot room, a utility room with a pantry, and a WC with cloaks storage.

Incorporated within the accommodation is a one bed roomed annexe, which offers flexibility to be utilised as part of the main house or self-contained, making it ideal for guests and relatives. There is a modern kitchen that is well-appointed with integrated appliances, a spacious sitting room and a fabulous double bedroom with a walk-in wardrobe and an en-suite shower room.

Across the first floor are three generously proportioned bedrooms. The impressive master bedroom suite includes a large bedroom with a Juliet balcony overlooking the gardens, a fully fitted dressing room and a lavish en-suite bathroom. A separate shower room also serves the remaining two bedrooms.





Surrounding Elmhurst House are substantial, landscaped grounds. The approach to the property sets the tone for what awaits. Wrought iron electric gates positioned between two brick pillars topped with stone finials welcome you into the sweeping gravelled driveway, which arrives at the front of the property and provides off-road parking for multiple vehicles, plus access to a double garage. A formal front garden is bordered by an array of planting, whilst the rear garden covers a large proportion of the plot. Also to the rear is a seating terrace that spans the full width of the building and easily accommodates comfortable outdoor seating, as well as various patios set amongst the lawned garden.

Elmhurst House is situated on the outskirts of Ullenhall, a highly regarded village within greenbelt countryside. From the doorstep are pleasant walks on public footpaths through woodland and fields, including Rams Hill Coppice. A range of amenities, such as shops, restaurants, public houses, and supermarkets, can be found close by in Henley-in-Arden and Stratford-upon-Avon. Danzey rail station is 0.9 miles from Elmhurst House, where you can take a train to Stratford-upon-Avon in under 20 minutes and Birmingham Snow Hill within 40 minutes. There is easy access to the M42, M40, and M5, and Birmingham International Airport is reachable within a 25-minute drive.

**The property briefly comprises of on the ground floor:**

Entrance hall, WC, cloaks cupboard, snug, formal dining room, dining kitchen, boot room, laundry room, boiler cupboard, utility room, pantry and lounge. The annexe comprises a kitchen, sitting room, bedroom 4, bedroom 4 walk-in wardrobe and bedroom 4 en-suite shower room.

**On the first floor:** Landing, master hallway, master bedroom, Juliet balcony, master dressing room, storage cupboard, master en-suite bathroom, bedroom 2, bedroom 3, storage cupboard 1, storage cupboard 2, inner landing and family shower room.

**Outbuildings:** Double garage with a storage room above and a detached store.

# GROUND FLOOR

*Double hardwood doors with double glazed panels open to the entrance hall.*

## Entrance Hall

Extending a warm welcome to this beautiful home and having a partially vaulted ceiling with a pendant light point. Also having recessed lighting, partially panelled walls, Mulberry wallpaper, central heating radiators and Amtico flooring. A timber door with a decorative obscured glazed panel and clear panels opens to the WC. Timber doors also open to the snug and lounge. Double timber doors with stained glass panels open to the formal dining room and dining kitchen.

## WC

Stylishly decorated with Mulberry wallpaper and having a front facing hardwood double glazed window, coved ceiling, pendant light point, wall mounted light point, central heating radiator, feature beaded panelling and Amtico flooring. A Roca Carmen suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and a towel rail/storage beneath. Double timber doors with glazed panels open to the cloaks cupboard.

## Cloaks Cupboard

Ideal for cloaks hanging and having Amtico flooring.

## Snug

14'0 x 11'0 (4.27m x 3.35m)

A homely reception room with a side facing hardwood double glazed bay window, coved ceiling, pendant light point, central heating radiator, TV/aerial cabling and Amtico

flooring. The focal point of the room is the log burner, which is set beneath a timber mantel and surrounded by a polished red tile surround with a matching hearth.

## Formal Dining Room

13'11 x 13'11 (4.23m x 4.23m)

A magnificent dining room for hosting family and friends. Having a front facing hardwood double glazed bay window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and Amtico flooring. The focal point of the room is the open grate fireplace, which incorporates a timber mantel, an Edwardian copper surround featuring a lion and two shields, and a sandstone hearth.

## Dining Kitchen

22'9 x 20'10 (6.94m x 6.35m)

A stunning dining kitchen with a centrepiece Aga, adding to the country charm of Elmhurst House. The dining kitchen has rear facing UPVC double glazed windows, recessed lighting, central heating radiators, TV/aerial point and tiled flooring. A range of solid oak, hand-painted base/wall and drawer units incorporate quartz work surfaces, tiled splashbacks, under-counter lighting and an inset Franke 1.5 bowl sink with a Quooker brushed brass mixer tap. The main cooking appliance is the oil-fired Aga with two hot plates and two ovens, and an additional electric Aga with a four-ring hob and two ovens. Space/provision is provided for a dishwasher and two freestanding fridge/freezers. A timber door with glazed panels opens to the boot room. Timber doors open to the laundry room, boiler cupboard and utility room. A hardwood door with double glazed panels opens to the rear of the property.



SNUG



ENTRANCE HALL

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*The inviting entrance hall effortlessly connects the main living areas and features Mullberry wallpaper and Amtico flooring.*



SNUG



SNUG



FORMAL DINING ROOM



FORMAL DINING ROOM



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



DINING KITCHEN



WC

# GROUND FLOOR CONTINUED

## Boot Room

An area of the home that enables fantastic functionality. Having side facing UPVC double glazed windows, recessed lighting, extractor fan, partially panelled walls, central heating radiator and tiled flooring. A range of solid oak, hand-painted base and wall units incorporate an oak work surface, a tiled splashback and a Belfast sink with a Franke gold mixer tap. A hardwood door with a double glazed panel opens to the rear of the property.

## Laundry Room

Having recessed lighting, beaded panelling to the walls, chrome heated towel rail and tiled flooring. There is a fitted work surface with space/provision beneath for an automatic washing machine and a tumble dryer.

## Boiler Cupboard

Having a flush light point, tiled flooring and housing the Worcester boiler.

## Utility Room

13'0 x 9'10 (3.96m x 3.00m)

A generously proportioned utility room providing plenty of useful storage. Having a front facing UPVC double glazed window, vaulted ceiling with exposed timber beams, a rear facing stained glass panel, pendant light points, wall mounted light point, central heating radiator, telephone point and herringbone-effect vinyl flooring. A range of fitted cabinetry includes shelving and an oak glazed display cabinet. A timber door opens to the pantry.

## Pantry

Having a wall mounted light point, tiled flooring and a range of fitted shelving.

From the entrance hall, a timber door opens to the:

## Lounge

19'8 x 19'7 (6.00m x 5.98m)

A beautifully elegant reception room with a coved ceiling, pendant light points, wall mounted light points, central heating radiator, TV/aerial point and Amtico flooring. The focal point of the room is the open grate fireplace with a sandstone mantel, surround and hearth. Two sets of double hardwood doors with double glazed panels open to the rear seating terrace. A timber door opens to the kitchen of the self-contained annexe.



LOUNGE



FORMAL DINING ROOM



LOUNGE



KITCHEN (SELF-CONTAINED ANNEXE)



BEDROOM 4 (SELF-CONTAINED ANNEXE)



SITTING ROOM (SELF-CONTAINED ANNEXE)



BEDROOM 4 EN-SUITE SHOWER ROOM (SELF-CONTAINED ANNEXE)

# GROUND FLOOR CONTINUED

## Self-Contained Annexe

A well-appointed, sizeable annexe that is attached to the main house and has external and internal entry points, allowing flexibility to accommodate guests, or incorporate into the primary living areas.

## Kitchen

A modern kitchen with front facing hardwood double glazed windows, flush light point, central heating radiator and Amtico flooring. A range of fitted base/wall and drawer units incorporate beech-effect work surfaces, tiled splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Belling two-ring induction hob, a Bosch dishwasher, a Bosch under-counter fridge and a Bosch under-counter freezer. A timber door with obscured stained glass panels opens to the front of the property, enabling self-contained access to the annexe. A wide opening leads into the sitting room.

## Sitting Room

11'2 x 11'2 (3.40m x 3.40m)

Having a pendant light point, wall mounted light points, central heating radiator, TV/aerial points and Amtico flooring. Double hardwood doors with double glazed panels open to the rear seating terrace. A timber door opens to bedroom 4.

## Bedroom 4

11'9 x 10'11 (3.58m x 3.34m)

A spacious double bedroom with front and side facing hardwood double glazed windows, pendant light point, central heating radiator and a TV/aerial point. One wall is partially panelled and timber doors open to the bedroom 4 walk-in wardrobe and bedroom 4 en-suite shower room.

## Bedroom 4 Walk-in Wardrobe

Having a flush light point and a range of fitted furniture incorporating open short hanging and shelving.

## Bedroom 4 En-Suite Shower Room

A contemporary en-suite with traditional touches. Being fully tiled and having a rear facing hardwood double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. A Roca Carmen suite in white comprises a low-level WC and a wash hand basin with a Roca Carmen chrome mixer tap and cupboards beneath. To one corner is a shower enclosure with a fitted Roca rain head shower, an additional hand shower facility and a glazed screen/door.

From the entrance hall, a staircase with a hand rail, turned spindles and an under-stairs storage cupboard rises to the first floor.



SITTING ROOM (SELF-CONTAINED ANNEXE)



MASTER BEDROOM

# FIRST FLOOR

## Landing

Having a roof window, pendant light point, picture rail and a central heating radiator. Timber doors open to the master bedroom suite, bedroom 2 and bedroom 3. An opening leads to an inner landing. Access can be gained to a loft space.

## Master Bedroom Suite

A sanctuary of luxury. The master bedroom suite comprises a bedroom that is filled with natural light and overlooks the gardens from a Juliet balcony, a fabulous dressing room and a large en-suite bathroom.

## Master Hallway

Having a wall mounted light point and a central heating radiator. An opening leads into the master bedroom.

## Master Bedroom

23'11 x 19'6 (7.30m x 5.95m)

A sumptuous bedroom suite with pendant light points, recessed lighting, wall mounted light point, Mulberry wallpaper, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging, shelving and drawers. Double hardwood doors with double glazed panels open to the Juliet balcony. An opening also leads into the master dressing room.

## Juliet Balcony

Enclosed by a wrought iron balustrade and overlooking Elmhurst's substantial lawned garden to the rear.



MASTER BEDROOM



MASTER DRESSING ROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM

# FIRST FLOOR CONTINUED

## Master Dressing Room

11'1" x 8'11" (3.38m x 2.73m)

A well-appointed dressing room with a rear facing hardwood double glazed window, recessed lighting and a central heating radiator. A range of fitted furniture incorporates short hanging and shelving. Double timber doors open to a storage cupboard and a timber door also opens to the master en-suite bathroom.

## Storage Cupboard

Having a flush light point and housing two Oso hot water cylinders. Access can be gained to eaves storage.

## Master En-Suite Bathroom

A luxurious en-suite bathroom with front and rear facing hardwood double glazed windows and a side facing UPVC double glazed circular panel that overlooks field views. Also having recessed lighting, an extractor fan, wall mounted light points, partially tiled walls in Porcelanosa tiles, chrome heated towel rail, shaver point and the floor is fully tiled with Porcelanosa tiles. A Roca Carmen suite in white comprises a low-level WC and two vanity units with inset wash hand basins, Roca Carmen chrome mixer taps and storage beneath. Also having a Bette inset bath with a Roca chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a Roca shower tray, a fitted Axor rain head shower, an additional hand shower facility and a glazed screen/door.

## Bedroom 2

13'11" x 13'9" (4.24m x 4.20m)

A beautiful double bedroom with a front facing hardwood double glazed window, pendant light point, picture rail, Andrew Martin wallpaper, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging and shelving.

## Bedroom 3

12'6" x 10'3" (3.92m x 3.12m)

Another generously proportioned bedroom with a side facing hardwood double glazed window, pendant light point, picture rail, Andrew Martin wallpaper, central heating radiator and a TV/aerial point. Timber doors open to two storage cupboards.

## Storage Cupboard 1

Having a wall mounted light point.

## Storage Cupboard 2

Having a wall mounted light point.

From the landing, an opening gives access to the:

## Inner Landing

Having a rear facing hardwood double glazed window, recessed lighting, picture rail, wall mounted light point and a central heating radiator. A timber door with glazed panels opens to the family shower room.

## Family Shower Room

A fabulous shower room with a rear facing hardwood double glazed window, recessed lighting, extractor fan, wall mounted light points, chrome heated towel rail, one partially tiled wall and tiled flooring. A Roca Carmen suite in white comprises a low-level WC and a vanity unit, incorporating a marble work surface, an inset wash hand basin with a Roca Carmen chrome mixer tap and storage beneath. To one corner is a fully tiled shower enclosure with a fitted Axor rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.



JULIET BALCONY



MASTER EN-SUITE BATHROOM



BEDROOM 3



BEDROOM 2



LANDING



FAMILY SHOWER ROOM

# EXTERIOR & GARDENS

From Rams Hill Lane, intercom operated wrought iron electric gates that are flanked by mature hedging and set between two brick pillars with stone finials open to Elmhurst House.

A sweeping gravelled driveway with exterior lighting leads up to the front of the property and provides parking for multiple vehicles. Brick steps rise to the main entrance door and access can also be gained to the self-contained annexe and double garage.

## Double Garage

20'3 x 19'11 (6.16m x 6.06m)

Having sliding timber access doors, rear facing UPVC double glazed windows/panels, light, power and a timber personnel entrance door. To the rear of the garage is an external power point and a second water tap.

Gravelled paths with brick steps meander down from the driveway to the front, formal garden, which is mainly laid to lawn and is surrounded by planted borders containing mature trees, shrubs and flowers.

To both sides of the property are wide lawns that extend to the rear and are populated by mature trees. To the left side of the property, a flagged path with exterior lighting and a water tap leads to the rear. A stepping stone path also leads down the right side of the property and to the rear.

From the driveway, a timber pedestrian gate opens to a path with exterior lighting, which provides access to the rear and double garage. A staircase with wrought iron hand rails and balustrading rises to a UPVC door with double glazed panels which opens to the storage room above the double garage.

## First Floor

### Storage Room

20'3 x 19'11 (6.16m x 6.06m)

Ideal for conversion into additional accommodation, the storage room has a front facing UPVC double glazed circular panel, Velux roof windows and light.

### Exterior and Gardens Continued

To the rear of the property, an extensive seating terrace spans the width of the home, accommodating plenty of space for comfortable seating and opportunities for outdoor dining. The terrace has exterior lighting and access can be gained to the annexe sitting room and the lounge, dining kitchen and boot room of the main house.

Beyond the terrace is a substantial lawned garden with a central, weeping willow tree. Within the garden are landscaped seating areas including a gravelled patio nestled within mature trees, another gravelled patio and a decorative circular area with mature trees and being surrounded by brick edging.

The garden extends to a conifer and fence boundary and to the top corner is a detached store.

### Detached Store

19'8 x 14'9 (6.00m x 4.50m)

A timber-built store with two sets of double timber doors.

The boundary of Elmhurst is fully enclosed by established trees and hedging.















# GROUND FLOOR

Approximate Floor Area:  
2180 SQ.FT. (202.5 SQ.M)

Total Approximate Floor Area:  
3487 SQ.FT. (323.9 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
1307 SQ.FT. (121.4 SQ.M)



# DOUBLE GARAGE & OUTBUILDING

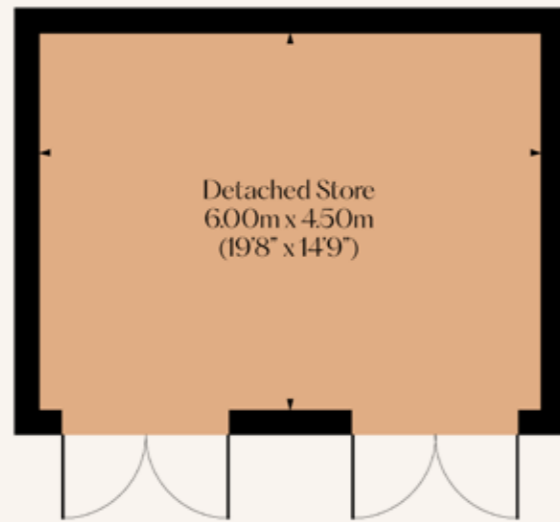
Double Garage Approximate Floor Area:  
803 SQ.FT. (74.6 SQ.M)

Outbuilding Approximate Floor Area:  
291 SQ.FT. (27.0 SQ.M)



Ground Floor

First Floor



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 4	SQFT 3,487
TENURE Freehold	COUNCIL TAX G

## Services

Oil, mains electricity, mains water and the drainage is connected to a septic tank. The broadband is fibre to the premises and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D	68	72
39-54	E		
21-38	F		
01-20	G		

# ELMHURST HOUSE

Rams Hill Lane, Ullenhall,  
Warwickshire, B95 5RP

Offers in Excess of  
£2,000,000

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