



## Casa Azul

Mapleborough Green  
Warwickshire

theAgents  
property consultants

**A striking modern residence defined by its quiet luxury and refined design. Offering beautifully considered, light-filled living spaces, the home combines clean architectural lines with high-quality finishes throughout.**

CASA AZUL  
CHAPEL FIELDS  
MAPPLEBOROUGH GREEN

## Summary

An impressive oversized entrance door sets the tone for this exceptional home, opening into a breathtaking vaulted reception hall. A striking glazed roof light above floods the space with natural light, creating an immediate sense of volume, tranquillity, and architectural sophistication. Positioned to the rear to fully embrace uninterrupted views across the Warwickshire countryside, the principal living space is a magnificent open-plan kitchen, dining, and living area. Defined by soaring vaulted ceilings and expansive bifold doors, this beautifully curated space flows effortlessly onto a generous south-facing terrace, offering a seamless transition between indoor and outdoor living. The bespoke kitchen, individually designed by the current owner, is both elegant and highly functional, featuring premium integrated appliances including a double oven, wine cooler, and instant hot water tap. Clean lines, refined finishes, and a thoughtfully considered layout create a space perfectly suited to both entertaining and everyday living. A separate utility/boot room provides additional practicality, complete with fitted sink and dedicated space for laundry appliances. The living area has been designed with both comfort and entertainment in mind, featuring a projector for cinematic experiences and major sporting events, complemented by a bespoke media wall that provides stylish storage and a contemporary focal point.

The accommodation comprises four generously proportioned double bedrooms, each finished to an exceptional standard. The principal suite offers a luxurious private retreat, complete with an expansive dressing room and an indulgent en suite bathroom featuring a freestanding bath and separate walk-in shower. Bedroom four is currently arranged as a bespoke dressing room with fitted cabinetry but can be effortlessly reinstated as a bedroom if required. Bedrooms two and three are equally spacious and beautifully presented, with bedroom two further enhanced by a freestanding bath and large walk-in shower. A well-appointed ground floor shower room adds flexibility for guests. Throughout the home, comfort is assured by fully zoned underfloor heating, with all systems discreetly housed within a dedicated plant room.

A notable feature of the property is the substantial two-storey outbuilding. Currently utilised as a games room with additional storage above, this versatile structure offers outstanding potential for conversion into a home office, studio, gym, or guest accommodation, subject to the necessary consents.

Accessed via secure electric gates, the property enjoys a high degree of privacy along with extensive parking. To the rear, the beautifully landscaped gardens back onto open countryside, offering far-reaching views and a wonderful sense of seclusion. A large terrace and expansive lawn provide an idyllic setting for entertaining, relaxation, and enjoying the surrounding landscape.y..

## Location

Mappleborough Green is a small village and civil parish in Warwickshire and is primarily rural. Local business includes farming and a concentration of garden centres. Henley is 5.5 miles away.

## Local Authority, EPC rating and Services to the Property

Stratford-upon-Avon District Council / EPC to be confirmed on build completion / all main services are connected to the property

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## 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. For a free valuation, contact the numbers listed on the brochure.













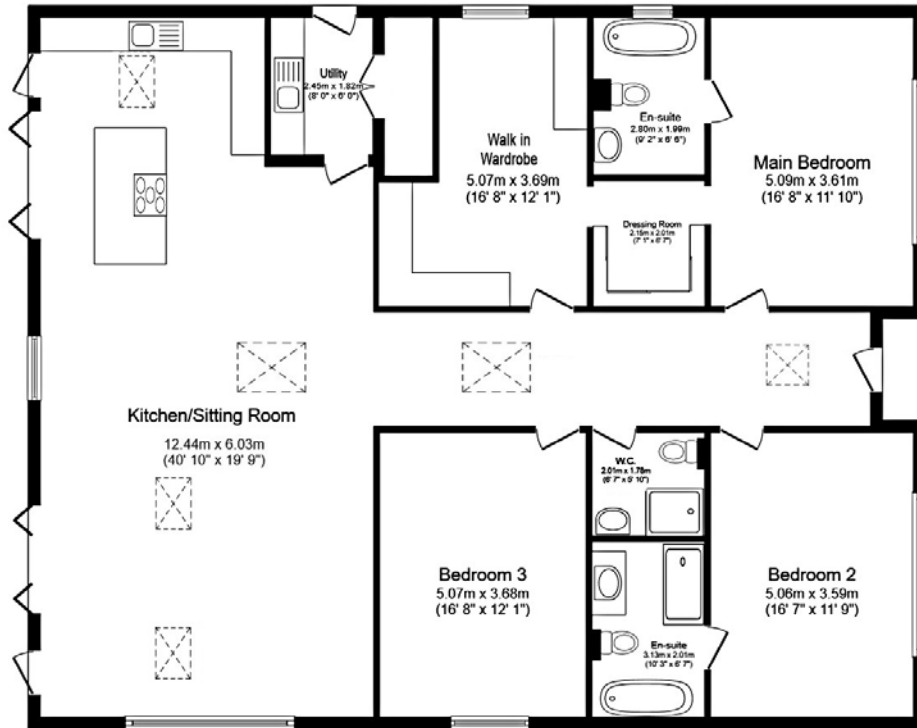




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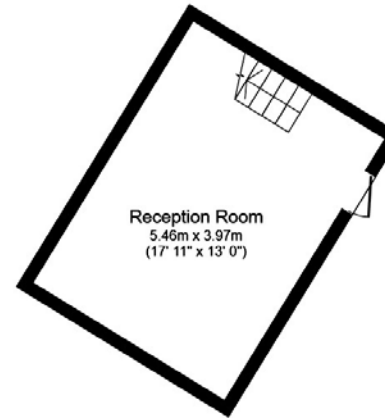
# Casa Azul, Chapel Fields, Studley, B80 7BU

Total floor area: 235.1 sq.m. (2,530 sq.ft.)



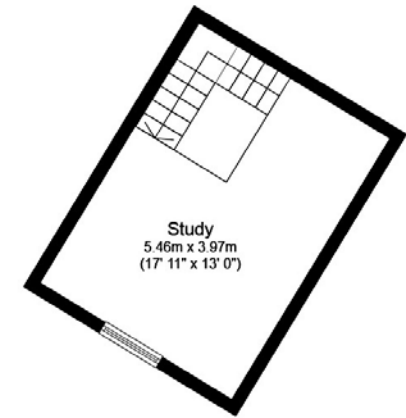
## Floor Plan

Floor area 191.6 sq.m. (2,062 sq.ft.)



## Ground Floor

Floor area 21.9 sq.m. (235 sq.ft.)



## First Floor

Floor area 21.7 sq.m. (233 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice**

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