

Andrew Grant
PRESTIGE & COUNTRY



Lane End
Langley, CV37 0HW



Lane End

Langley, Stratford-upon-Avon, CV37 0HW

4 Bedrooms 3 Bathrooms 2 Reception Rooms 14.7 Acres

“Contemporary countryside living in the most spectacular setting..”

Scott Richardson Brown CEO

- A modern single-storey property boasting contemporary designed interiors that seamlessly integrate with the stunning panoramic views of this spectacular setting.
- Situated in the picturesque rural village of Langley and surrounded by picturesque Warwickshire countryside, this property provides an idyllic blend of a rural location and modern convenience.
- Embrace the beauty of nature with seamless indoor-outdoor living, where expansive windows and bi-fold doors dissolve the boundaries between the elegant interiors and the captivating surroundings.
- Set within almost fifteen acres of grounds, this property offers a haven of tranquillity and natural beauty with all the benefits of modern design and convenience.
- Excellent transport links and convenient access to some of the best schools in the region, this idyllic rural property really does represent the ‘best of both worlds’.

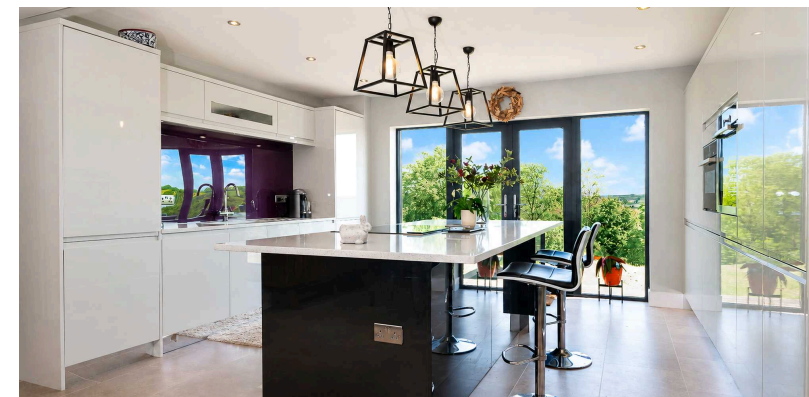


2184 sq ft (202.9 sq m)



The kitchen

The kitchen is the vibrant heart of this home and seamlessly blends sleek, contemporary design with functionality to create a truly remarkable space. At its core stands a spacious quartz topped island with a built-in induction hob, retractable downdraft extractor fan and breakfast bar with glazed doors opening out on to a decked area.





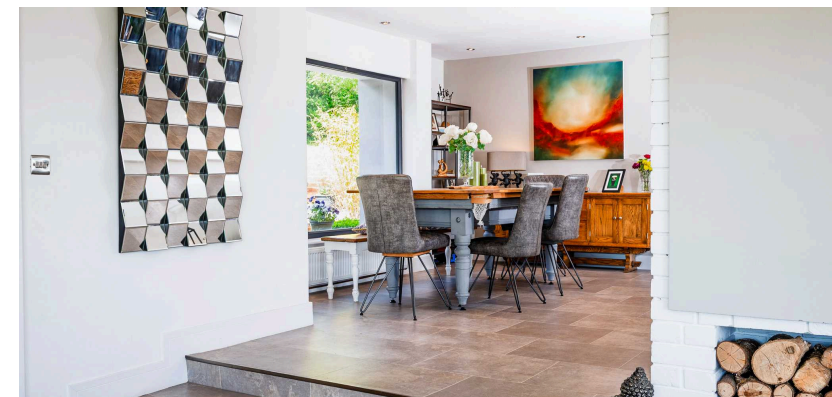
Whether enjoying family time or hosting informal meals, this beautifully appointed kitchen promises to elevate every moment with its impeccable blend of style and breathtaking views of the surrounding countryside. The high specification appliances include a Neff hide and slide double oven, induction hob, dishwasher and instant hot water tap.





The dining room

Adjacent to the kitchen area, the dining room comfortably accommodates a table and eight chairs providing ample space for family meals and informal gatherings. A wall-length window serves as a picture frame, displaying the landscaped front garden, whilst flooding the space with an abundance of natural light.







The living room

The kitchen/dining area leads through into the expansive, dual aspect living room where huge floor to ceiling windows and glazed doors flood the space with natural light and provide simply stunning views of the surrounding Warwickshire countryside.



The glazed doors seamlessly connect this indoor space with the outdoor patio/decking area, creating a huge area for enjoying the sunshine in the summer months. The living room also features a contemporary wood burner within a feature chimney breast that provides a warmth and cosiness to the space during the cooler winter months.



The study

Designed to accommodate individuals working from home, or those in need of additional living or storage space, this bright and airy dual aspect room features a high sloping ceiling and two windows that light the space throughout the day.



The utility

Positioned between the kitchen dining area and adjacent to the main bathroom, the utility room is conveniently accessible from both the interior and exterior via a door that opens out on to the garden and is equipped with built-in storage cupboards with ample space for a washing machine and a tumble dryer.



The principal bedroom

This principle bedroom suite is a statement of luxury and sophistication. Bi-fold doors seamlessly connect with the picturesque rear garden, flooding the room with natural light and providing absolutely breathtaking views of the surrounding countryside and the village of Langley.







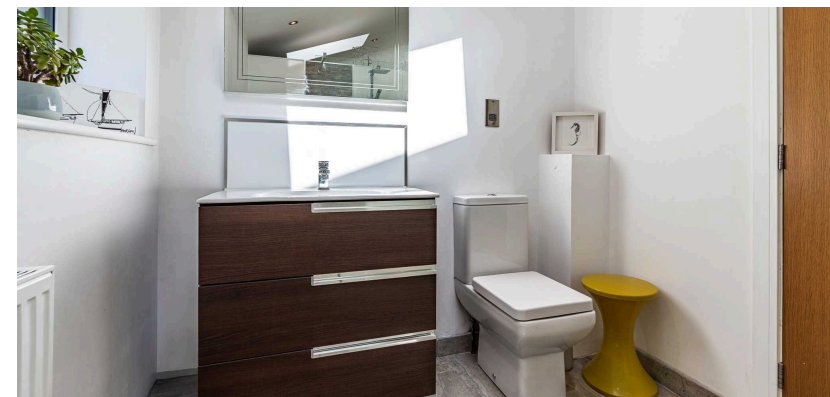
The principal dressing room

Vaulted ceilings further enhance the sense of space, whilst a floating wall conceals a discreet dressing area and walk-in wardrobe that simply add to the functionality and sleek design of this suite.



The principal en suite

The beautifully finished and well appointed en suite shower room features a large walk in shower sink unit and WC completing this magnificent principle bedroom suite.

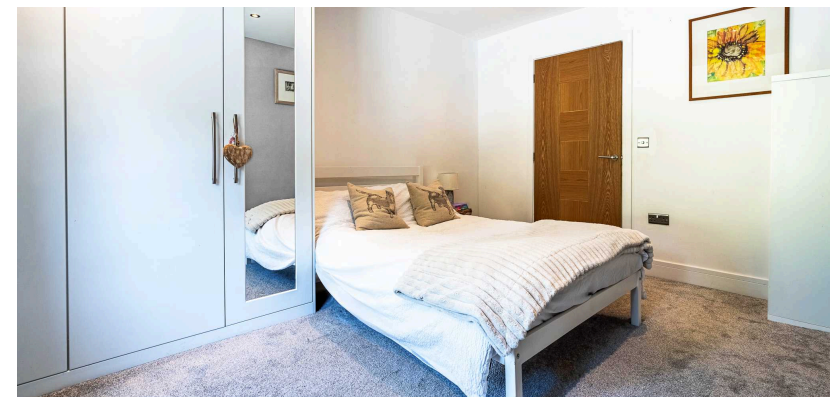






The second bedroom

The second bedroom is a thoughtfully designed and generously proportioned double bedroom featuring its own well appointed en suite shower room. An integrated built in wardrobe combines practicality with convenience, whilst a window provides views of the front garden and ensures the room feels bright and airy.





The second bedroom en suite

The well appointed en suite offers a perfect blend of comfort, space and modern elegance, featuring a walk-in shower, WC and washbasin. A window overlooking the front of the property fills the space with natural light and ensures the bright and airy atmosphere of the room perfectly complements the second bedroom.



The third bedroom

The third bedroom is a spacious and well proportioned double bedroom with a large double-glazed window providing ample natural light.



The fourth bedroom

The final bedroom of the property is another spacious double bedroom also overlooking the rear of the property and surrounding countryside. Similar in size to bedroom three, there is ample space for a wardrobe, cupboards and a desk.



The family bathroom

The contemporary and thoughtfully designed family bathroom features a bath with overhead shower, a WC and a washbasin with cupboard space underneath.



The terrace

The stunning setting that this beautifully designed property occupies is only enhanced and further set apart by the accompanying fifteen acres of land. The extensive patio and decking area provides absolutely stunning views and is simply the perfect location to host al fresco dining and social gatherings.



The large deck provides ample seating space for both dining and a cosy sheltered seating space, ideal for either unwinding and relaxing in the summer sunshine, or simply enjoying the spectacular views.



The garden

The rear garden is predominantly laid to lawn and perfectly complements the terrace and the main house, whilst further outdoor amenities include a greenhouse and a stilted outbuilding, currently serving as a games room. Flanking the driveway at the front of the property is a, well kept garden with a large sunken patio which provides ample space for a large table and chairs.







The land

Set within almost fifteen acres, the grounds at Lane End are a defining feature of the property, comprising rolling pasture, wildlife-rich meadowland, mature hedgerows and a natural spring-fed pond. Positioned high on the hillside, the house enjoys sweeping views across its own land and the surrounding Warwickshire countryside, with gated paddocks and mown pathways creating a wonderful sense of space and privacy.







The property is further enhanced by an excellent range of outbuildings including a substantial animal shelter, a double garage with adjoining store/workshop, and a fully insulated home office. In addition, there is a separate elevated den/games room with large windows overlooking the grounds, offering flexible space for leisure, hobbies or home working. A greenhouse and enclosed area previously used for goats and chickens further add to the property's smallholding appeal.





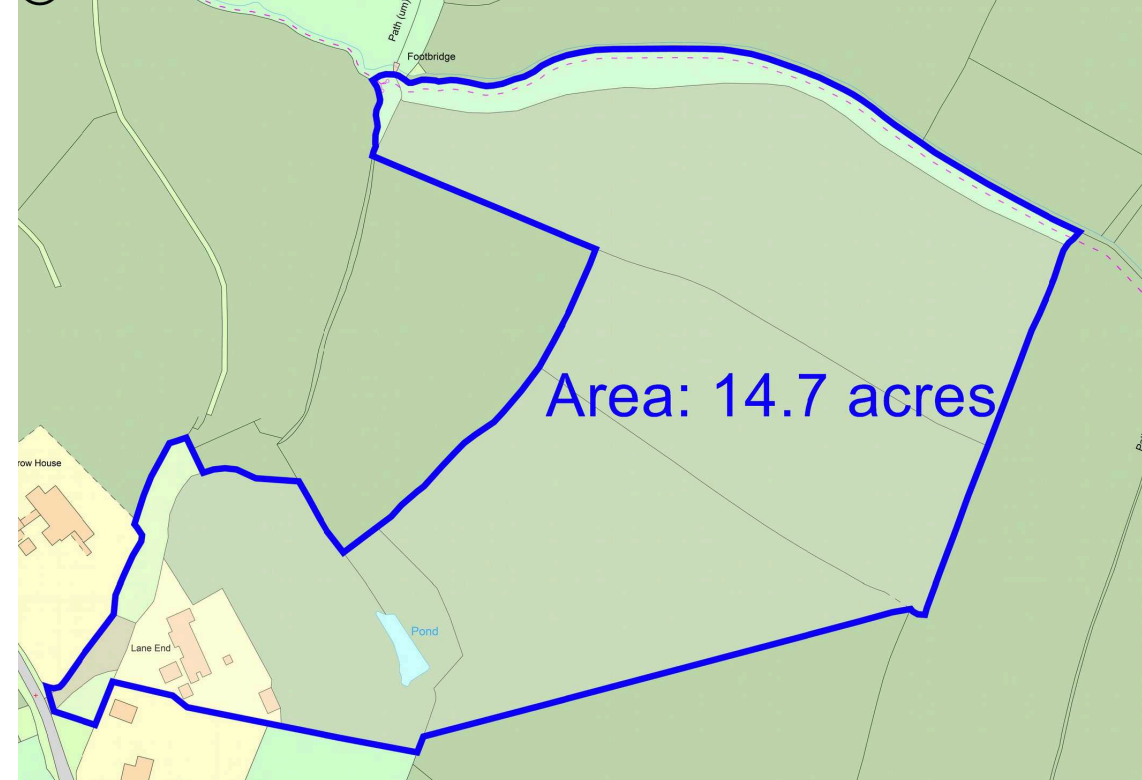
Location

Langley is a quintessential Warwickshire village surrounded by rolling countryside, offering an ideal balance of rural charm and modern convenience. The area is perfect for walking and outdoor pursuits, with scenic countryside routes, farm shops and the popular Yew Tree Craft Centre all close by.

The property is well placed for Stratford-upon-Avon, Warwick and Henley-in-Arden, each offering an excellent range of shops, restaurants and cultural attractions, including the renowned Royal Shakespeare Theatre.

Despite its peaceful setting, the property benefits from excellent transport links, with easy access to the motorway network and rail services from Warwick Parkway, placing London within an hour.

The area is also particularly well served by highly regarded schools, including Claverdon Primary School, alongside an excellent selection of state, grammar and private schools nearby.



Services

The property is serviced by mains electricity and water, a septic tank and oil fired central heating.

Broadband: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

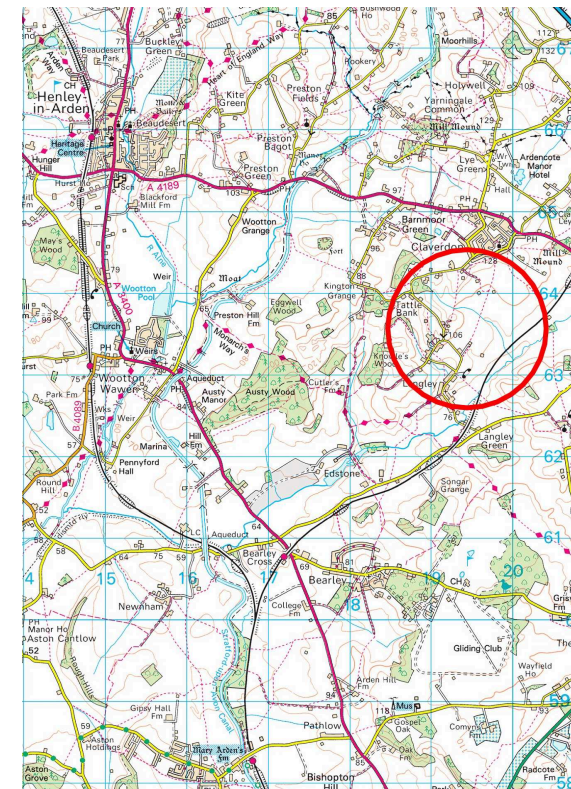
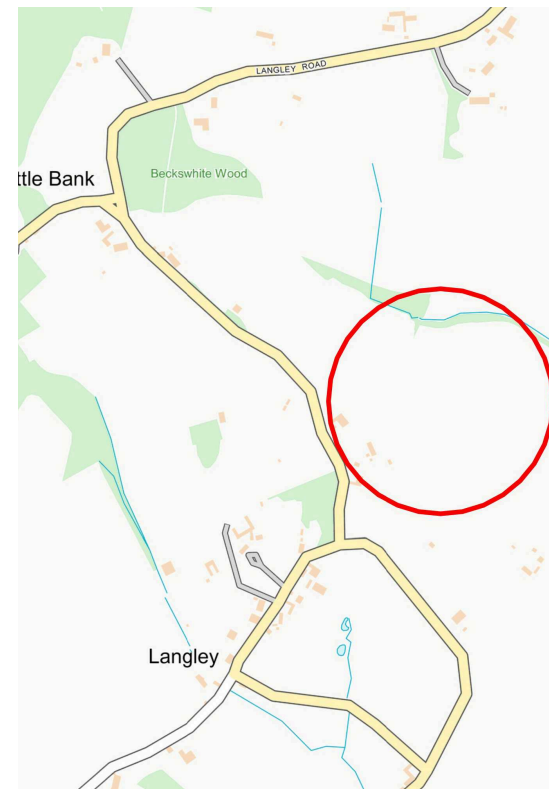
Mobile coverage likely available from EE, Three, O2 and Vodafone (source: Ofcom).

Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E



Lane End, Langley

Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft
 Outbuildings = 35.6 sq m / 383 sq ft (Excluding Tractor Shed)
 Total = 238.5 sq m / 2567 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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