

## 3 Bedroom Duplex Apartment for Sale - £650,000

Goldicote Hall, Banbury Road, Stratford upon Avon, Warwickshire, CV37 7NY



### KEY FEATURES

- 3 Double Bedrooms • 2 Bathrooms • Direct Access to Communal Grounds • Vast Cellar • Part of the Prestigious Goldicote Hall • Remarkably High Ceilings • Period Features • Extensively Renovated • Garage, Parking + EV Charging • NO ONWARD CHAIN

## Description

There are some homes that simply defy comparison, and this remarkable three-bedroom apartment within the magnificent Goldicote Hall is undoubtedly one of them.

Set within approximately 18 acres of beautifully maintained grounds, including formal gardens, meadowland and a tennis court, this exceptional home offers a lifestyle that is every bit as impressive as the accommodation itself. Combining the grandeur of a historic country house with the practicality of apartment living, it is a property that is both rare and unforgettable.

Approached through a grand communal entrance, the apartment immediately impresses with its extraordinary ceiling heights, elegant proportions and beautiful outlooks across the estate. At its heart is a magnificent lounge/dining room, centred around a wood-burning stove and framed by wonderful windows overlooking the grounds. A door opens directly onto the gardens, allowing you to step outside and enjoy the surroundings whenever the mood takes you.

The kitchen is perfectly positioned to make the most of the views, featuring integrated appliances, a breakfast bar and a delightful outlook across the estate. Also on this floor is the principal bedroom, enjoying views over the grounds, plentiful wardrobe space and an en-suite shower room. A guest WC completes the accommodation on this level.

Stairs descend from the kitchen to the lower ground floor where two further double bedrooms are accompanied by a family bathroom and a useful study area, creating flexible space for guests, family members or those working from home.

Beyond this lies one of the property's most unexpected features; a vast cellar. Offering an abundance of storage and endless possibilities for hobbies, collections, a workshop, gym or simply a space to indulge personal interests, it is a feature rarely found in apartment living.

Outside, the grounds are quite exceptional. Sweeping lawns, formal gardens, mature trees, meadowland and a residents' tennis court combine to create an environment of remarkable beauty and tranquillity. Despite the peaceful setting, Stratford-upon-Avon and its wealth of amenities remain just a short distance away.

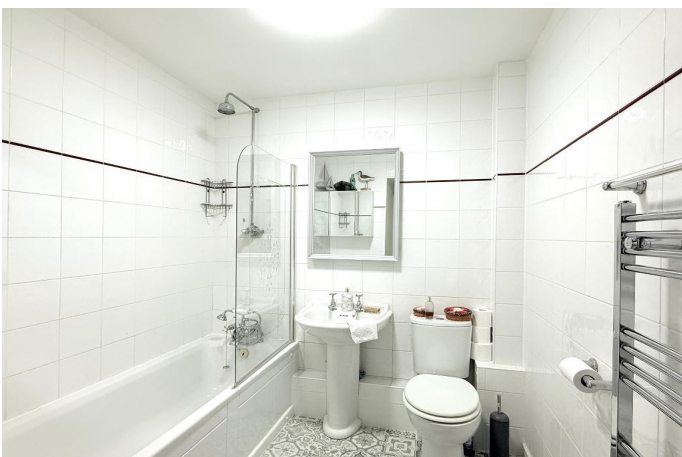
The property also benefits from a garage, two allocated parking spaces, an EV charging point and additional visitor parking.

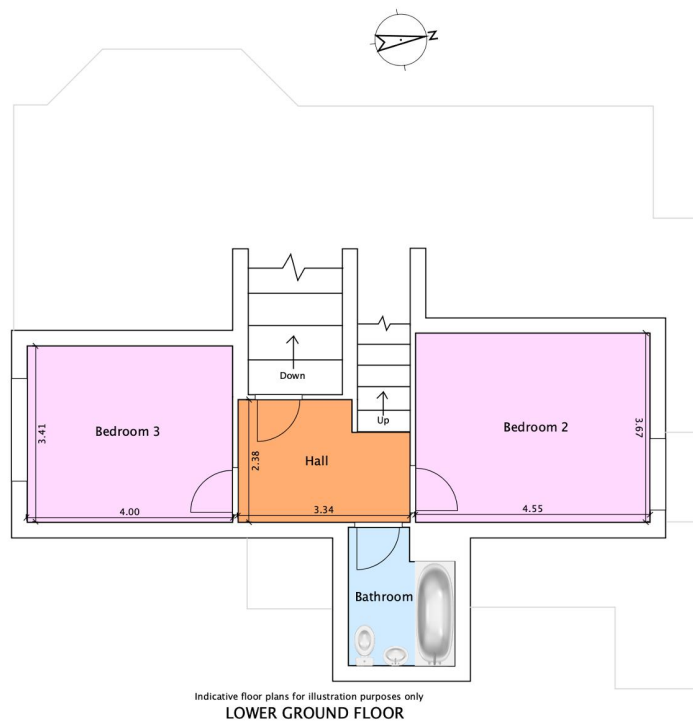
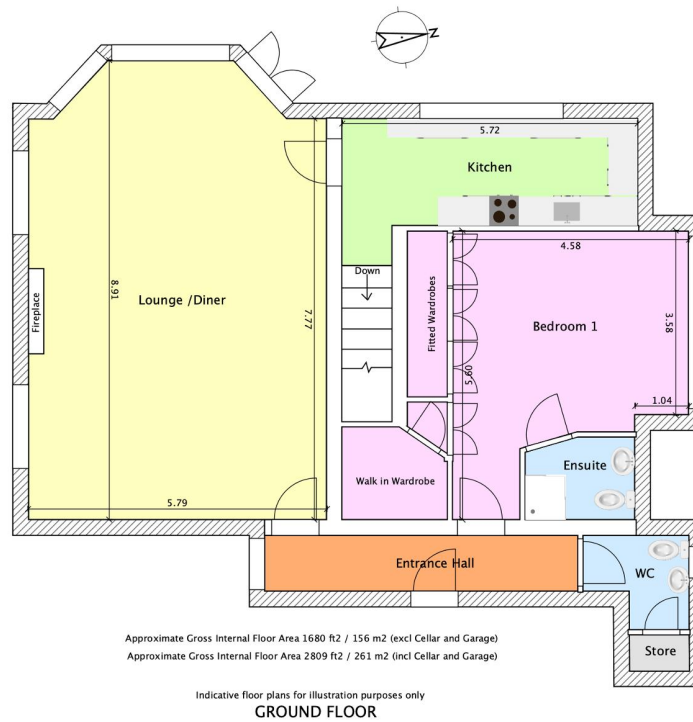
### Additional Information

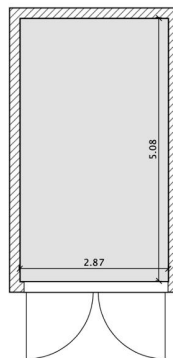
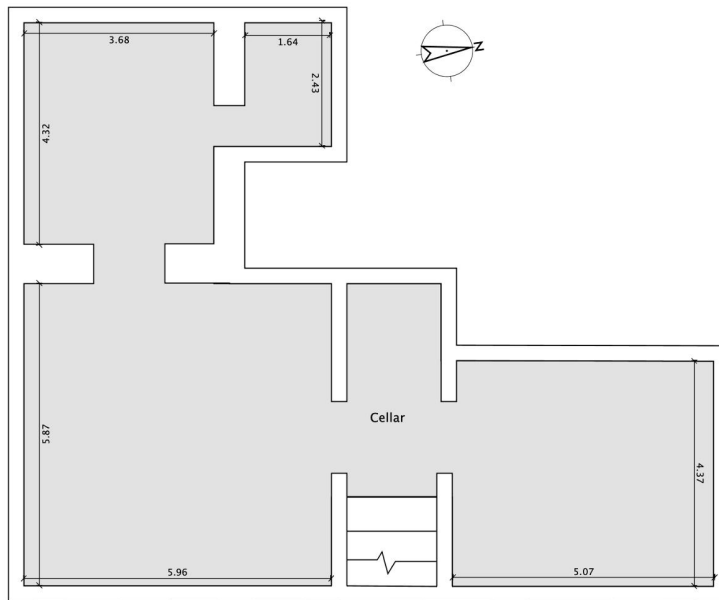
We are informed by the vendor that the property comes with a 1/17th share of the freehold. We are advised that there is a monthly service charge of £271. Heating is via LPG gas central heating. Mains electricity and high speed broadband are both connected to the property. Drainage/sewerage is via shared private system forming part of the service charge. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         | 46 E      |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      | 20 G    |           |