





# FOR STARTERS



OFFERS IN EXCESS OF  
£625,000

## MAIN COURSE

A truly exceptional and highly individual home, occupying a privileged position at the head of a quiet cul-de-sac on the edge of the popular Clopton estate. Offering some of the most breathtaking and uninterrupted views towards Welcombe Hills, this remarkable property stands in a class of its own. Having been comprehensively remodelled, it delivers a lifestyle opportunity rarely found within Stratford-upon-Avon, with a design that embraces its spectacular setting at every opportunity.

Unlike anything else currently available on the local market, the property has been thoughtfully configured to maximise both the outlook and flexibility of the accommodation. The result is a striking reverse-level home where the principal living spaces are positioned on the first floor to fully capture the panoramic countryside views. The feeling of space, light and connection to the landscape is quite extraordinary, creating a home that is both architecturally interesting and wonderfully practical.

The accommodation begins with a welcoming entrance hallway and inner lobby, providing access to the upper floor, garage and utility room. The ground floor offers three generous double bedrooms, including a principal suite with en-suite shower room, alongside a well-appointed family bathroom. Several of the bedrooms enjoy direct access to the rear garden, creating a seamless relationship between the indoor and outdoor spaces. A versatile studio room, currently utilised as a games room, provides an excellent opportunity for those working from home, pursuing creative interests or operating a small business, offering flexibility to suit a wide range of lifestyles. There is also an additional room to this floor which is currently being used as an office.

The true showpiece of the home is found on the first floor. Here, an impressive open-plan living and dining space has been designed entirely around the stunning outlook. A largely glazed elevation frames uninterrupted views across the surrounding countryside and towards Welcombe Hills, while doors open onto a balcony, providing the perfect vantage point from which to enjoy the ever-changing landscape. Whether watching the sunrise with a morning coffee or entertaining guests as the sun sets over the hills, this is a space that is guaranteed to impress.

The semi-open-plan kitchen complements the living space beautifully, fitted with a range of storage units and a professional-grade work surface and preparation area. Character features





including exposed brickwork, vaulted ceilings and rooflights combine to create a room that feels both contemporary and full of personality.

Adding further versatility is a spectacular formal sitting room, characterised by its dramatic ceiling and feature fireplace with log-burning stove. The room enjoys the same captivating views and offers a wonderfully cosy yet impressive space in which to relax. Interconnecting with two additional double bedrooms, both of these areas could easily accommodate multi-generational living, guest accommodation or extra study's.

Outside, the property continues to impress. The rear garden wraps around the side and front of the house, creating a wonderful sense of space and seclusion rarely associated with modern developments. Carefully positioned to enjoy the property's enviable setting, the gardens provide a variety of seating and entertaining areas. To the front, a generous driveway provides parking for several vehicles and leads to the garage.

Properties offering views of this calibre are rarely available, and even fewer combine such a unique layout, extensive versatility within a fantastic location. This is a home that genuinely stands apart from the crowd, offering something truly special for buyers seeking individuality, flexibility and one of Stratford-upon-Avon's most enviable outlooks. Viewing is essential to fully appreciate the scale, quality and uniqueness of this outstanding home.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - TBC



South East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating

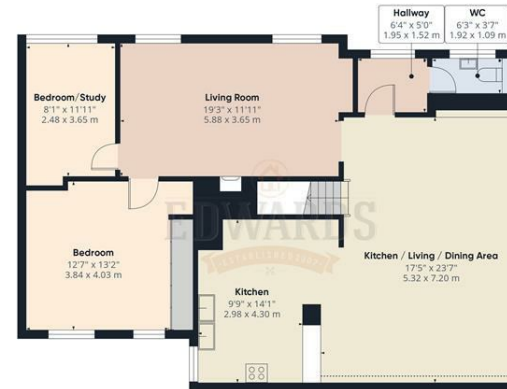
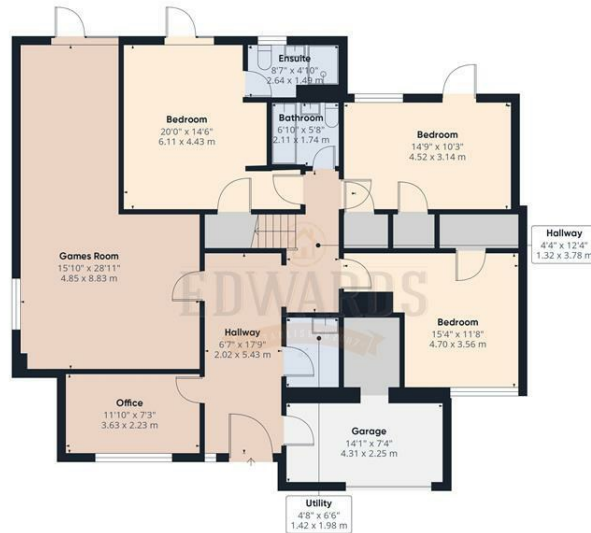


Thomas Jolyffe  
Primary  
Stratford High

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222







Approximate total area<sup>(1)</sup>

2585 ft<sup>2</sup>  
240.2 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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