



CRANHILLS

Studley, Warwickshire



AN IMMACULATE FAMILY HOME

Set within this idyllic location, surrounded by its own land with stunning views totalling 4,890 sq ft, set in glorious gardens and grounds of 9.63 acres.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Ideally located, Cranhills sits within easy reach of Studley (2 miles) and the picturesque town of Henley-in-Arden (5 miles), both offering a great mix of shops and everyday amenities, with a Waitrose conveniently just 4 miles away in Alcester. For wider shopping, dining and leisure, Birmingham, Stratford-upon-Avon, Warwick and Leamington Spa are all close by. Excellent transport links include quick access to Junction 3 of the M42, while Birmingham International Airport and railway station are around 18 miles away. Families will appreciate the superb choice of state, grammar and primary schools, and the area also offers fantastic sporting opportunities, from horse racing at Stratford, Warwick and Cheltenham to several outstanding local golf courses.





CRANHILLS

Cranhills is an impressive country home, entered through striking double oak doors into a bright, welcoming reception hall with French doors, a cosy seating area and a feature wood-burning stove. From here, doors lead to the elegant drawing room, formal dining room and the superb kitchen/breakfast room.

The drawing room is full of natural light, with French doors to the garden and a charming inglenook fireplace. The dining room enjoys a dual aspect and is ideal for entertaining.

At the heart of the home is the large kitchen/breakfast room, beautifully fitted with bespoke cabinetry, dark granite worktops, a central island and a classic cream Aga. French doors open onto the gardens, and a generous utility room provides excellent practical space. A separate sitting room offers another cosy retreat with garden access and a gas-burning stove.

Upstairs, the first floor hosts four en suite bedrooms, including a luxurious principal suite with dressing room, sitting area and Juliette balcony. A further staircase leads to a versatile fifth bedroom, office or hobby room.





Outside, Cranhills is approached through a gated driveway with ample parking and a double garage. Above the garage is a superb self-contained apartment, perfect for guests or multi-generational living.

The formal gardens are beautifully designed, with a barbecue terrace and tiered lawns leading down towards a tranquil pond. The property sits within its own land, complete with paddocks, stables and outbuildings, making it ideal for equestrian use or hobby farming.

Services: Mains water and electricity are connected to the property. LPG Gas central heating. Private drainage.



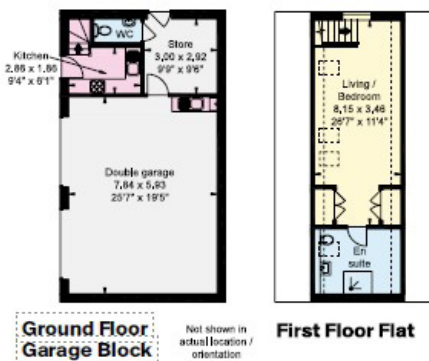
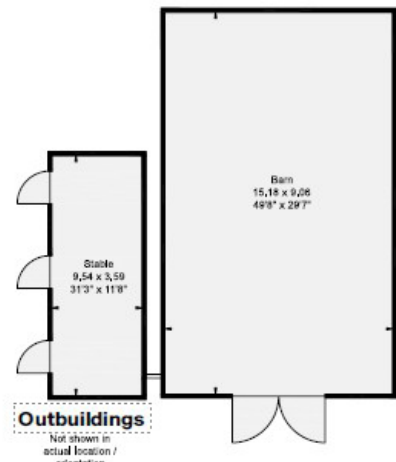
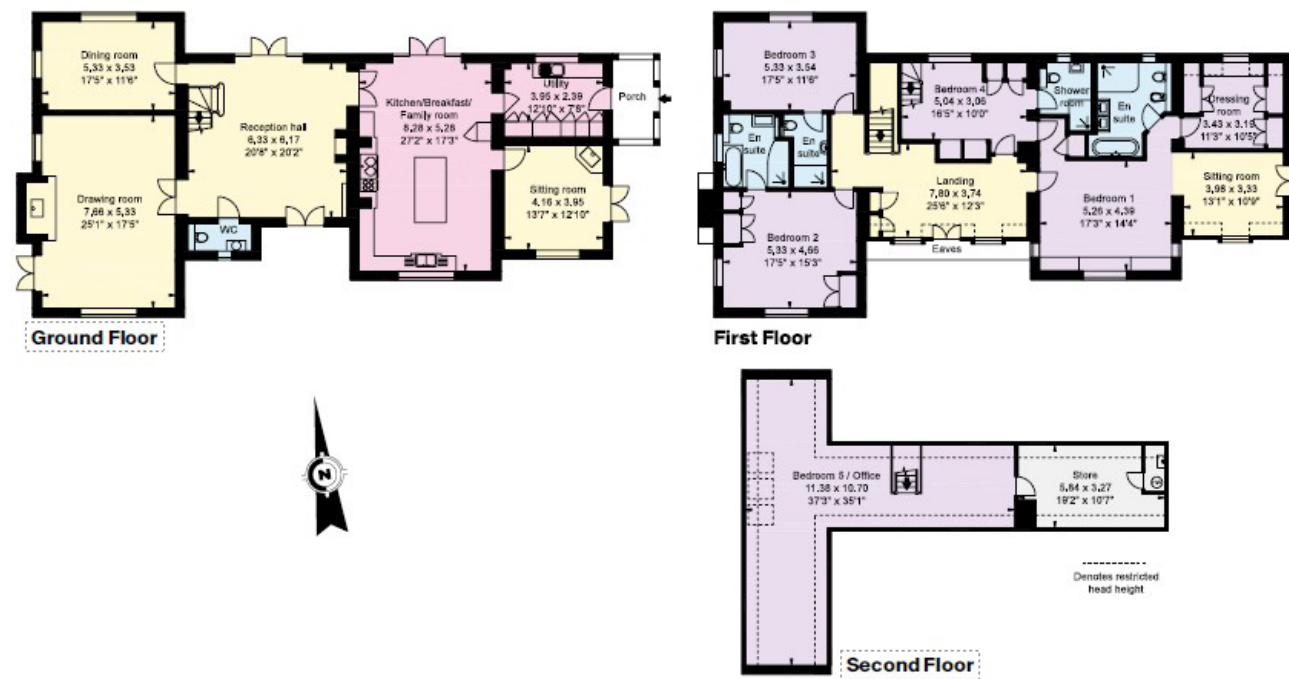


DIRECTIONS

From Stratford-upon-Avon, proceed north in the direction of Henley-in-Arden on the A3400. Upon reaching Wootton Wawen, turn left by the Bull's Head Inn and proceed out of Wootton Wawen along Wawensmere Road. Continue along this road for quite some time until the end, when you will be met by a T-junction. Turn left onto Hardwick Lane, continue along Hardwick Lane, and the gates to the property will be on your right-hand side after a short distance.



Approximate Gross Internal Floor Area
House: 454 sq m (4,890 sq ft)
Garage Block: 65 sq m (700 sq ft)
Flat: 38 sq m (410 sq ft)
Outbuildings: 186 sq m (2,003 sq ft)
Total: 743 sq m (8,003 sq ft)



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Date: 01 April 2026
Our reference: STR190127

Cranhills, Clarkes Green, Studley, B80 7DX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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