



Stamford House, 4 Mill Field
Pebworth | Stratford-upon-Avon | Warwickshire | CV37 8UX

4 MILL FIELD



A substantial and beautifully presented detached house with five double bedrooms set in a desirable village close to town. With an exceptionally versatile floor plan and the option to create a self contained annex, this property has 3 en suites, modern family bathroom, two lounges, dining room, impressive kitchen, snug, cloakroom and boot room. There is a double garage, ample parking and a private garden. Chain free.



Books on a shelf above the bench on the left side of the room.

Coats hanging on hooks on the left wall, including a dark grey puffer jacket and a light-colored coat.

A grey built-in bench on the left side of the room, with a basket underneath it.

A glass door with a wooden frame leading to a garden. Outside, there is a thatched gazebo on a stone patio.

A round, brown coir doormat placed in front of the glass door.

A tall, green potted plant in a dark grey pot, standing near the window.

A window with a white frame, showing a view of a garden with a wooden fence and trees. A small potted plant sits on the windowsill.

A white radiator mounted on the wall below the window.

A wooden shoe rack with two shelves, holding several pairs of shoes.

A white bucket with the word "Indoro" written on it, sitting on the windowsill.

Books on a shelf above the bench on the right side of the room.

Coats hanging on hooks on the right wall, including a dark blue jacket and a light-colored coat.

A grey built-in bench on the right side of the room.

STEP INSIDE

Ground Floor

The front door opens into a spacious reception hall with all rooms leading off. Wooden flooring runs throughout most of the ground floor and there is understairs storage in the hall. The lounge is a fabulous space both for family living and entertaining, it spans from the front to the rear of the house via a set of double doors into the dining room and then the garden. There are two windows to the front of the room, a double set of part glass doors from the hall and the same style doors that lead into the dining room. The focal point in the room is the contemporary wood burner. The dining room offers plenty of living space has a large lantern roof and 5 door bifolds that lead into the garden. The kitchen is modern and spacious with ample storage, integrated appliances, induction hob, double oven, Belfast sink and a large island. There is a door leading to the garden and a double set of part glass doors that lead to the snug. This whole area is incredibly versatile and allows access to all parts of the house. The snug is a charming room that could also be used as an office.

The boot room leads off the kitchen and has plenty of storage space and a door to the garden. It would be very easy to create a self contained annex using the boot room as a kitchen. The annex lounge is well proportioned with windows on all sides. The fifth double bedroom has an en suite with a shower, basin, additional storage and W.C. There is a separate cloakroom with W.C. and basin.





Seller Insight

“ We have loved calling this house our home since November 2020. From the moment we first viewed it, we were drawn to the generous proportions of the rooms, the peaceful location, and the wonderful lifestyle it offered. Being able to step straight out of the front door and enjoy countryside walks with the dogs off lead was a huge attraction, while the charm of Pebworth itself and the convenience of having a direct train service to London just seven minutes away made it the perfect choice.

One of the things we have enjoyed most is the incredible sense of space throughout the house. Every room is practical, flexible and easy to live in, making it equally suited to everyday family life and entertaining on a larger scale. The kitchen has naturally become the heart of our home, where family and friends gather and where many happy memories have been made.

Outside, the garden has been a real joy. We spend a great deal of time here, particularly during the warmer months when it becomes an extension of the house. Morning coffee at the far end of the garden is one of life's simple pleasures, offering a peaceful start to the day surrounded by birdsong and countryside calm. The garden has also provided the perfect setting for entertaining, whether hosting family celebrations or enjoying relaxed evenings with friends.

The house has been the backdrop to some very special occasions. One of our most treasured memories is our daughter's wedding at the village church, with celebrations and family gatherings taking place here in the lead-up to her big day. Christmases have been equally memorable, with the house becoming the natural gathering place for family thanks to the wonderful space on offer.

During our ownership we have invested significantly in enhancing and modernising the property. Almost every room has been thoughtfully updated, including complete redesigns of the bathrooms, extensive redecoration throughout, new flooring, carpets and blinds, the installation of a wood-burning stove, improvements to the kitchen, the creation of a practical boot room, and substantial upgrades to the annexe. Outside, we have added new seating areas, improved the gardens, installed solar panels and an electric vehicle charging point, replaced the oil tank, and enhanced the parking provision by creating three additional parking spaces in front of the garage.. The result is a home that combines character, comfort and efficiency.

Pebworth itself has been a wonderful place to live. There is a genuine sense of community here that is increasingly rare to find. The village hall hosts a wide variety of events throughout the year, including supper evenings, quizzes, cinema nights, fitness classes and the much-loved "Pebworth's Got Talent". One of the highlights of the village calendar is "Pebworth in Bloom", when residents open their gardens to visitors. There are also active village WhatsApp groups that help neighbours stay connected and informed, creating a warm and supportive atmosphere.

For those who enjoy outdoor pursuits, the area is exceptional. There are countless walking routes on the doorstep, including access to the beautiful Heart of England Forest, while the quiet country lanes are ideal for cycling. There are also a range of local clubs and activities, from cribbage and poker evenings to gliding nearby.

The practical aspects of living here are equally appealing. The local amenities are excellent, with a good selection of supermarkets nearby, a convenient village Co-op and, without doubt, the best doctors' surgery we have ever experienced.

When we leave, it will be the everyday things that we miss most: the wonderful countryside walks, the friendliness of our neighbours, the vibrant village community and the peace and tranquillity that comes with living here. This has been a very happy home for us, and we hope the next owners will enjoy it every bit as much as we have.

And if we could offer one piece of advice? If you don't already have a dog, it might just be worth getting one as this is a place that was made for walking.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

A contemporary staircase leads up to the first floor where there are four spacious double bedrooms and a family bathroom. The master bedroom has dual aspect windows with a separate dressing room and a modern en suite. The en suite has a walk-in shower with rain head, basin set into a vanity unit and contemporary W.C. The second double bedroom has plenty of built in storage and an en suite with a shower, basin set into a vanity unit and W.C. The other two double bedrooms both have built in storage. The family bathroom is extremely well presented with stunning Victorian floor tiles and a roll top bath with shower over, traditional basin and W.C. There is loft access from the landing.













STEP OUTSIDE

Stamford house is part of a small development of six houses surrounded by countryside and fields. There is a shared tarmac drive from the village road to the properties which turns to gravel when you turn into the development. The property has a double garage with electricity, EV point, water and plumbing with an additional room above the garage for storage. There is parking for three cars. To the rear of the property the garden wraps around all three sides and is laid mainly to lawn with a large patio area for entertaining, a sun terrace and a delightful mix of mature trees, flower beds and shrubs.







LOCATION

Pebworth is a desirable historic village situated in a quiet rural location midway between Stratford-upon-Avon, Chipping Campden and Broadway. The village has a vibrant community with a pub, primary school, church, village hall and recreational ground. Everyday essentials are nearby in Mickleton, Long Marston and Welford on Avon, with wider shopping and dining in Stratford upon Avon, Chipping Campden and Bidford.

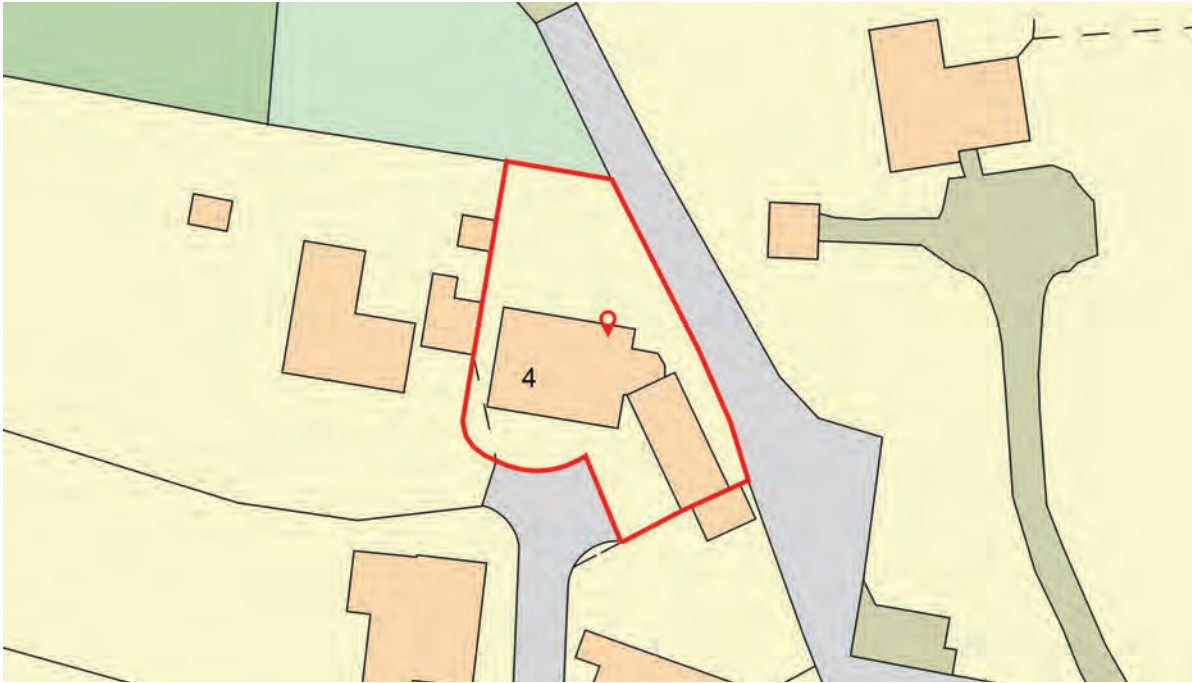
Honeybourne station provides direct links to Worcester, Moreton in Marsh, Oxford and London Paddington, with Stratford offering services to Birmingham and London. There is also a regular bus to Stratford, and the M40 and M5 are easily reached.

The area offers excellent schooling, including Chipping Campden School, The Croft Prep and the Stratford Grammar Schools, with strong independent options in Cheltenham and Worcester.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. The M40, Junction 15, is 12 miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a 20 minutes' drive and Birmingham International airport is 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway.



INFORMATION



Services

The property is connected to mains water and electricity with oil fired central heating and a private drainage system. There are Solar panels on the roof that are owned by the vendors. The main driveway is owned by Windmill House and Stamford house has the right of access over the driveway. When required, repair costs are split 8 ways. There is a management company that each of the six houses has an equal share in that covers the private drainage system and communal areas with a charge of £600.00 per year. The property is freehold.

Local Authority

Stratford upon Avon district Council.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode for the property is CV37 8UX.





Approximate Gross Internal Area
 Ground Floor = 158.09 sq m / 1702 sq ft
 First Floor = 93.67 sq m / 1008 sq ft
 Garage = 25.67 sq m / 276 sq ft
 Total Area = 277.43 sq m / 2986 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		



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