

Peter Clarke



Hartfield House, Halford, Shipston-on-Stour, CV36 5DL





Nestled in the charming village of Halford, Shipston-on-Stour, this exceptional detached house offers a unique blend of modern luxury and serene countryside living. Completed in 2013, this architect-designed property spans approximately 4,000 square feet (inc garage) and is set within a generous 1.33-acre plot, providing ample space for both relaxation and entertainment.

Three elegantly appointed reception rooms are each designed to maximise natural light and provide a welcoming atmosphere. The spacious layout is perfect for family gatherings or entertaining guests, while five well-proportioned bedrooms ensure comfort and privacy for all. With a large family bathroom and three en-suites, this home caters to the needs of a modern family with ease.

- Distinctive, architect designed property completed in 2013
- 360 degree panoramic views
- Outstanding countryside surrounding the property
- Located on a quiet lane
- Approx 4,000 sq.ft. inc garage
- 1.33 acre plot
- High specification and exacting attention to detail
- Light, spacious and flexible accommodation including vaulted ceilings and full height windows



£1,495,000





One of the standout features of this property are the breathtaking 360-degree views, allowing you to enjoy the beauty of the countryside from the comfort of your own home. Notably, the full-height south facing windows in the master suite offer the perfect opportunity to spot local wildlife, including rabbits, deer, otters, woodpeckers, buzzards, owls and kites.

The expansive outdoor space offers endless possibilities, whether you envision a flourishing garden, a play area for children, or simply a tranquil retreat to unwind and stargaze. The property also includes a double garage, covered car port, secure shed and small mixed orchard.

This remarkable home in Halford is not just a place to live; it is a lifestyle choice that combines elegance, comfort, and the beauty of rural living. With its prime location and impressive features, this property is sure to appeal to discerning buyers seeking a truly special residence.

Hartfield House was designed by Sjolander da Cruz architects and constructed using structural insulation panels. The property benefits from ground source heating, a rainwater harvesting system, integrated vacuum system, heat recovery ventilation system, a Lutron lighting system and aluminium powder coated Danish design window frames by Velfac.





## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity and water are connected to the property. There is a private drainage system. However this should be checked by your solicitor before exchange of contracts. Ground source heating with under floor heating to the ground floor and radiators to the first floor. Underground rainwater harvesting system.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

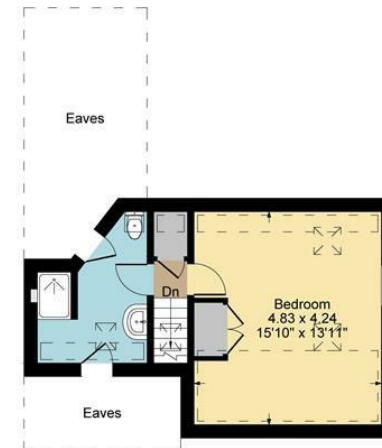




# Hartfield House, Halford



Approximate Gross Internal Area  
 Ground Floor = 146.42 sq m / 1576 sq ft  
 First Floor = 149.90 sq m / 1614 sq ft  
 Second Floor = 30.67 sq m / 330 sq ft  
 Garage = 42.36 sq m / 456 sq ft  
 Total Area = 369.35 sq m / 3976 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

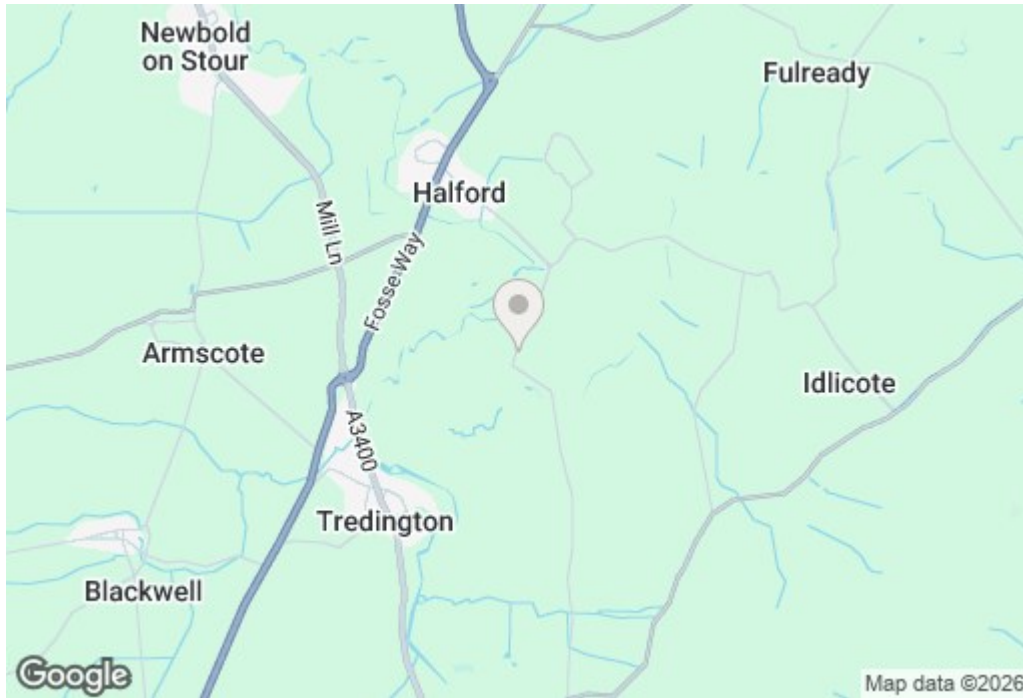


Ground Floor

Garage

Second Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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