



CHAPEL GREEN

SOUTHAM, CV47 8PA

GUIDE PRICE £1,600,000
FREEHOLD

Set amongst approximately 2.5 acres, on the brow of the highly sought-after village of Napton-on-the-Hill, this exceptional country estate enjoys a commanding position with stunning views across the surrounding Warwickshire countryside.

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• Approximately 2.5 Acres • 5 Bedroom Home • 3 Separate Apartments • Heated Outdoor Swimming Pool • Gated Driveway • Stables • Sought After Village Location • Garages • Substantial Property and Grounds



Set amongst approximately 2.5 acres, on the brow of the highly sought-after village of Napton-on-the-Hill, this exceptional country estate enjoys a commanding position with stunning views across the surrounding Warwickshire countryside.

The substantial main residence offers five bedrooms, complemented by three separate apartments, providing excellent flexibility for extended family, guests, or potential rental income. The estate further benefits from three garages, converted stables currently utilised as a workshop, additional equestrian stabling, an outdoor swimming pool, and extensive private grounds.

Offering an impressive combination of character, space and versatility, this unique country estate presents a rare opportunity to acquire a substantial rural property in one of the area's most desirable village locations.

The property is approached via a gated driveway, leading to a generous turning circle and providing ample parking for multiple vehicles. This impressive approach creates a wonderful sense of arrival, while offering excellent practicality for residents and guests alike.

Ground Floor:

The ground-floor accommodation offers an impressive level of space, versatility and grandeur, with a well-considered arrangement of rooms designed to cater for both everyday family living and formal entertaining. The accommodation comprises an entrance porch leading into a welcoming central entrance hallway, a spacious kitchen/breakfast room, useful utility room, five versatile reception rooms and two guest cloakrooms. The generous reception accommodation provides an abundance of flexibility, offering a range of opportunities for formal dining, entertaining, relaxation and home working, whilst offering the scale and proportions expected of a substantial country residence.

First Floor:

The first-floor accommodation continues to impress, comprising five generously proportioned double bedrooms, providing ample space for family and guests alike. The principal bedroom benefits from a walk-in wardrobe and en-suite facilities, with a further two en-suite bedrooms and a well-appointed family bathroom completing the accommodation.

The arrangement offers an excellent balance of privacy, comfort and versatility, making it ideally suited to modern family living.

Separate Apartments:

The property further benefits from three separate and self-contained apartments, offering an excellent degree of flexibility and a variety of potential uses. These comprise a well-appointed studio apartment, together with two further fully equipped two-bedroom apartments, providing ideal accommodation for extended family, guests, staff or potential rental opportunities.

Exterior and Further Dwellings:

The property further benefits from a detached double garage, complete with electricity, together with a separate single garage providing an abundance of additional storage space. These useful outbuildings offer excellent practicality and versatility, with ample room for vehicles, equipment and general storage.

A further converted stable, currently utilised as a workshop, can be found within the grounds, together with purpose-built equestrian stables. These versatile facilities provide excellent opportunities for those with equestrian interests, hobbies or additional storage requirements.

Adding to the exceptional lifestyle on offer, this beautiful country home also benefits from a private outdoor swimming pool, providing the perfect setting for relaxation, entertaining and enjoying the extensive grounds during the warmer months.

This stunning home further benefits from oil central heating and double glazing throughout. Ideally positioned within the beautiful South Warwickshire countryside, the property enjoys a peaceful rural setting whilst also being conveniently placed for a wealth of local amenities and excellent transport links. Combining the tranquillity of country living with everyday convenience, this exceptional home offers an enviable lifestyle and a wealth of opportunity for its next owners. This truly unique and versatile home must be viewed to be fully appreciated.

Important Property Information:

Tenure: Freehold

EPC: D

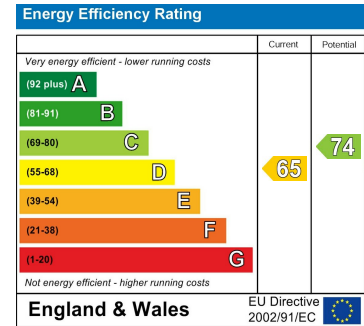
Council Tax Band: G

Local Authority: Stratford On Avon District Council



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