



Holly Tree House, Binton  
Stratford-upon-Avon, Warwickshire



# Holly Tree House, Binton Stratford-upon-Avon

Binton is an attractive village situated a short distance from Stratford-upon-Avon. The village consists predominantly of stone and brick-built properties and is surrounded by rolling Warwickshire countryside. The village benefits from a fine parish church and a village hall. The Blue Boar public house lies approximately half a mile to the north on the edge of Temple Grafton, where there is also an Ofsted-rated outstanding primary school.

The larger villages of Welford-on-Avon and Bidford-on-Avon are also nearby; both offer a range of shops, schools and other facilities.

Stratford-upon-Avon lies 4 miles away and is the region's cultural centre, famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants and public houses.

Alongside Temple Grafton, there is a primary school at nearby Welford-on-Avon and an excellent range of state, grammar and public schools in the area, including Stratford Prep School, The Croft Prep School, King Edward VI Grammar School for Boys, Shotton Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also close by and provide further shopping facilities and schools. School buses run from the village to Warwick, Stratford-upon-Avon and Alcester.

The Cotswolds lie a short distance to the south. There are several golf courses in the area, and racing at Stratford-upon-Avon, Cheltenham and Warwick.

Stratford-upon-Avon 4 miles, Alcester 5 miles, M40 (J15) 7 miles, Warwick 10 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 minutes), Birmingham 25 miles (distances and times approximate).



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** G





A beautifully presented contemporary family home close to Welford-on-Avon and Stratford-upon-Avon.

## The property

Holly Tree House is an exceptional family home with generous reception spaces and bedrooms. Built in 2010, the property has an impressive entrance hallway with a central glass and oak staircase rising to the first floor. Oak flooring features throughout the hallway, lounge, dining room, and office. The contemporary kitchen has a front aspect, tiled flooring, a large central island with seating and granite worktops. Integrated appliances include a Bosch American fridge/freezer, coffee machine, microwave/oven, two double ovens, wine fridge and dishwasher. Beyond the feature chimney breast, which now provides wine storage, is a sitting room with windows to two sides and bi-fold doors open to the garden. There are three further reception rooms: a study with a front aspect, a dining room with full-width bi-fold doors, a sitting room with lovely garden views, windows to three sides, and bifold doors.

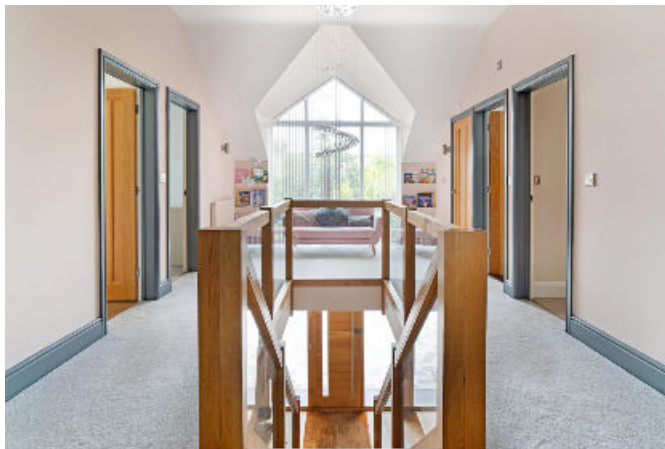
The guest cloakroom is located off the hallway, and the utility room is fully fitted with space and plumbing for a washing machine and dryer, as well as door access to the side of the property.

Upstairs, the beautiful galleried landing has a full-height window to the front, and there is space for a seating area. The principal bedroom with vaulted ceiling, laminate flooring, and bi-folding doors opening on to the balcony has space for seating and stunning views across the open countryside. There is also a walk-in dressing room and an en suite shower room. There are three further double bedrooms, one with en suite shower room and fitted wardrobes. Family bathroom with karndean flooring, underfloor heating, freestanding bath and separate shower.

## Gardens and grounds

The well-established landscaped garden is an exceptional feature of the property and has been carefully designed by the current owners. A generous patio wraps around the rear of the house, with various seating areas accessed from all of the rear reception rooms. Steps rise to the rest of the garden, mainly laid to lawn with well-stocked borders, and there are two plum trees.







At the rear of the garden is a wooden outbuilding/summer house currently used by the owners as a bar and family seating area. To the front is a large grey composite decking area providing a fantastic entertaining area, including space for an outdoor sofa, and a covered Pergola provides an additional seating area. Inside is a bespoke curved oak bar top, shelving, WiFi, and heating. The garden has greenery throughout the year and is incredibly private.

For storage, there is a large shed and behind the summer house, a large storage area. Garden lights are hard-wired in under the trees, around the decking and entrance to the bar. There is gated access to both sides of the house.





## Services

Mains water, electricity and drainage are connected to the property.  
Oil fired central heating.Ground floor heated by underfloor heating.

## Directions (CV37 9TW)

What three words: ///January.first.meanders

## Viewings

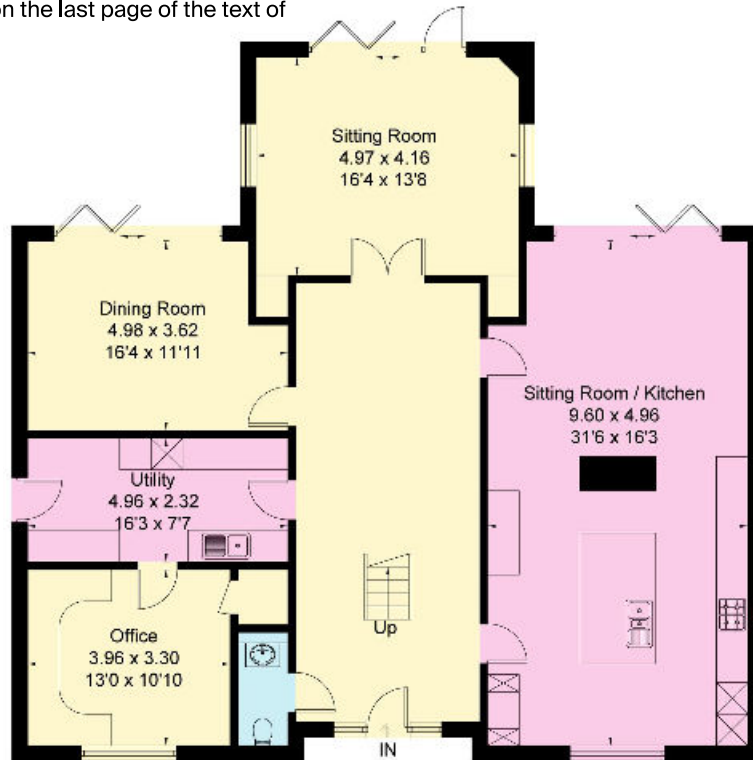
By prior appointment only with the agent.



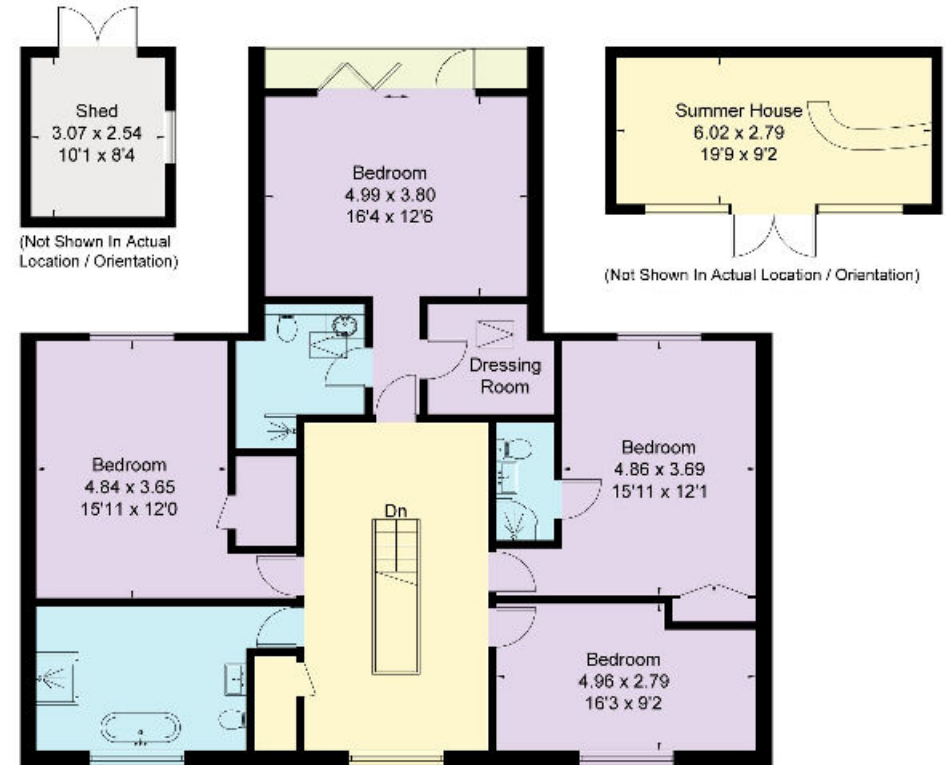
## Approximate Gross Internal Floor Area 295.3 sq m / 3,179 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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Date: 13 September 2023  
Our reference: POD012291277

## Holly Tree House, Binton, Stratford-upon-Avon, CV37 9TW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,140,000.

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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