



**Woodview
Pathlow
Near Stratford-upon-Avon**



Woodview is an exciting opportunity rarely seen in the market. The property offers a range of sizeable and flexible accommodation throughout and certainly works well for a family, especially a family who enjoy outdoor space and value stunning views.

One enters the property via an entrance hall with a delightful log burner and stairs rising to the first floor.

There is a beautiful drawing room with an open fireplace and double doors opening onto a terrace at the rear where you can sit and enjoy the most stunning of views over rolling countryside.

The remaining reception spaces are all situated on the ground floor including a spacious dining room and a recently refurbished kitchen/breakfast room with a built-in Aga, a range of units beneath a granite worktop and central island with wooden worktop and ample space for a breakfast table.



Snitterfield 1.2 miles, Stratford-upon-Avon 3 miles, M40 (J15) 5.5 miles, Henley-in-Arden 6 miles, Warwick Parkway Station 8 miles (trains to London Marylebone from 87 minutes), Birmingham 28 miles (distances and time approximate).



A fabulous family home with stunning views over rolling countryside.



Tenure: Freehold
Local Authority:
Stratford on Avon District Council.
Telephone 01789 267575.
Council Tax Band: F



The kitchen/breakfast room flows through to a beautiful garden room with enviable views over the rear.

The ground floor is further enhanced by a useful games room and home gymnasium.

The bedroom accommodation at Woodview is substantial with a master bedroom with en suite bathroom and dressing room with three further bedrooms and a family bathroom to the ground floor.

The first floor comprises a fifth bedroom with en suite bathroom and an occasional sixth bedroom currently being utilised as a study.

Gardens and grounds

Woodview is approached via a shared driveway which sweeps through the grounds and leads to a large gravelled driveway providing parking for several cars and gives access to the double garage and workshop/garden store.

To the front of the property is a grass meadow which has been formerly used as a small paddock and features two railway carriages with potential for development (STPP).

To the rear of Woodview is a delightful decked area with a hot tub and heated swimming pool with a powerful jet current for fun and exercise. This leads down to a large patio area that is ideally suited for outdoor dining and the whole space lends itself perfectly to those warm summer evenings and family gatherings. The gardens and grounds are mainly laid to lawn with a variety of mature trees, shrubs, herbaceous borders, a flood-lit tennis court and summer house. The views are exceptional and with the gardens flanked by woodland to the north-eastern boundary, this sheltered spot is truly an idyllic position.



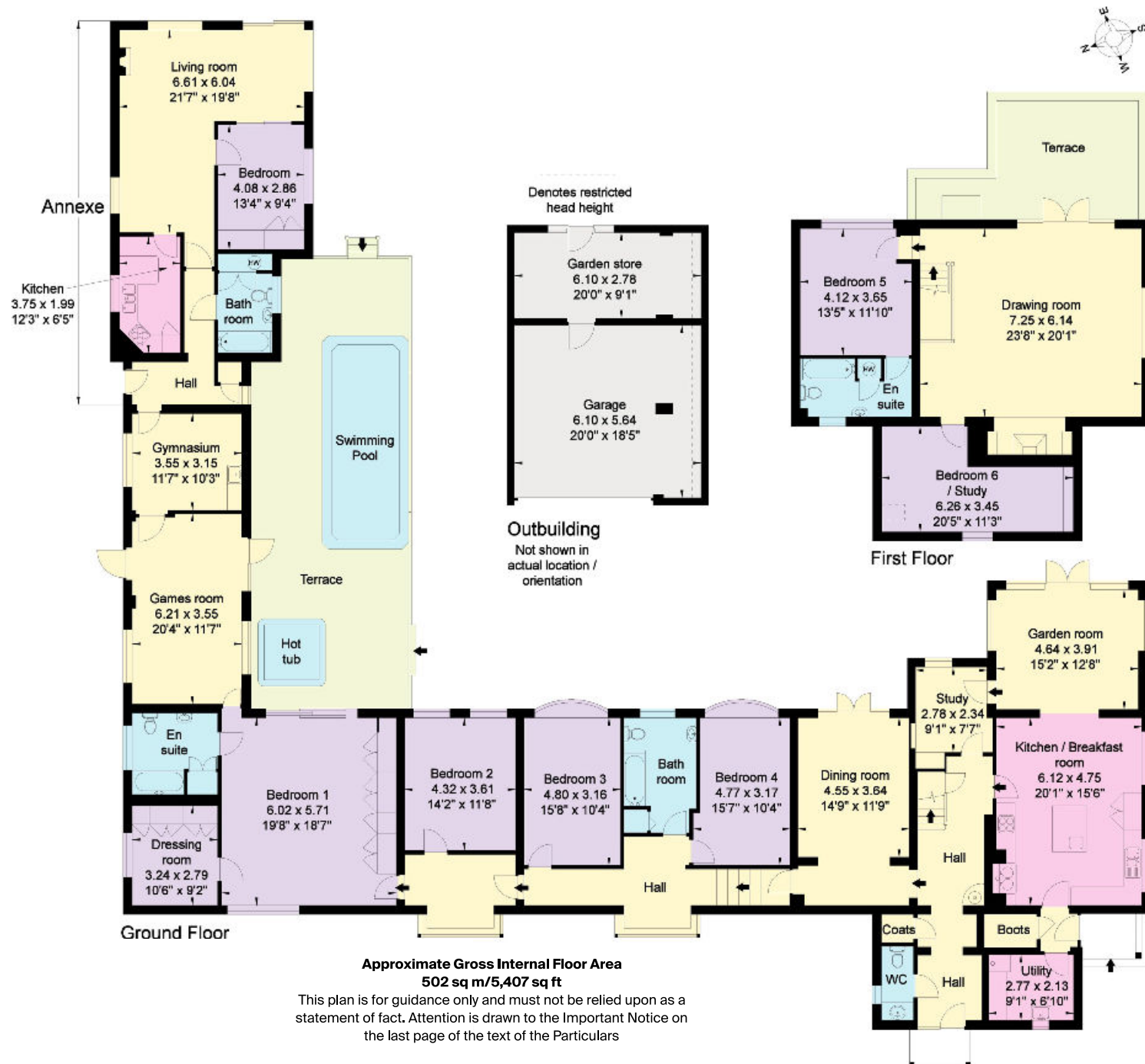


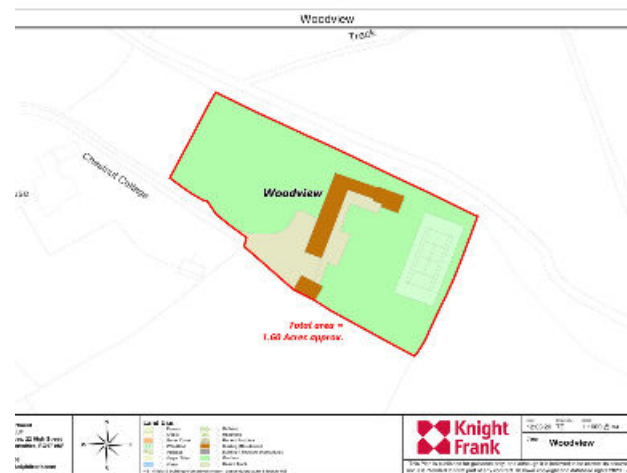
Annexe

Woodview benefits immensely from a one bedroom self-contained annexe.

This addition to the main home has a kitchen, open-plan dining/living room and a double bedroom with bathroom. This space lends itself well to those looking at housing extended family, as a teenage retreat or those looking to create an income.







Situation

Woodview is situated between Stratford-upon-Avon, Wilmcote and Snitterfield in a quiet semi-rural location.

Snitterfield is a charming village conveniently located, approximately 4 miles north of Stratford-upon-Avon and is a highly regarded and sought-after location. The village has many local facilities including a primary school, public house, general stores, an active village hall and nearby farm shop. .

Wilmcote is an interesting and historic village containing many period properties and an idyllic stretch of the Stratford-upon-Avon canal. The village has a thriving community with a post office/ general store, fine parish church and lovely public house.

More extensive shopping and leisure facilities can be found in Stratford-upon-Avon, the area's cultural centre and the home of the Royal Shakespeare Company.

The area enjoys an enviable reputation for education with excellent state, grammar and private schools to suit most requirements in Stratford-upon-Avon. Further afield in Warwick there is a Prep School, Warwick Public School for Boys and King's High School for Girls.

There is a regular train service from Warwick Parkway Station to London Marylebone and Birmingham and there is good access to the M40 (J15) which is approximately 5.5 miles away.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham with golf courses at Stratford Oaks near Snitterfield and The Welcombe outside Stratford-upon-Avon.

Services

Mains electricity and water are connected to the property. Private drainage. Oil fired central heating. 8kw solar panel.

Directions (CV37 0RQ)

From the M40 (J15) proceed south-west along the A46. At the island turn right onto the continuation of the A46. At the next island turn right towards Henley-in-Arden. After approximately 1 mile turn right, just before Gospel Oak Lane, into the private driveway which sweeps round to eventually arrive at Woodview.

Viewings

By prior appointment only with the agents.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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