



Green Lanes, Alveston, Warwickshire











# A handsome **early twentieth century** house with lovely views and gardens and access to the Warwickshire Avon.

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## Summary of accommodation

Reception hall | Cloakroom | Drawing room | Dining room | Sitting room | Kitchen with breakfast room | Conservatory | Utility  
Ground floor shower room

Five first floor bedrooms, including a principal bedroom with west-facing balcony and shower room | Family bathroom

Double garage | "In and out" drive | Mature gardens and terrace | Pedestrian access to the additional riverside site

EPC D

In all about 0.51 acre

## Distances

Stratford-upon-Avon 2 miles, M40 (J15) 4 miles, Warwick Parkway Station 6 miles (trains to London Marylebone from 69 mins),

Warwick and Leamington Spa 8 miles, Birmingham 23 miles

(All distances and times are approximate)



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## Situation

Alveston, situated in a bend of the River Avon, is an attractive and much sought-after village located approximately 2 miles southeast of Stratford-upon-Avon, often perceived as Warwickshire's most sought-after village. The village has a church, community hall, cricket club, Ferry Inn public house and The Baraset Barn restaurant, both renowned in the area for their fine food. There is a primary school, restaurant and shops for day to day requirements in the nearby village of Tiddington, approximately 0.5 mile away.

Nearby Stratford-upon-Avon has an excellent range of restaurants, shops and recreational facilities and is the region's cultural centre and the home of the Royal Shakespeare Company.

The area is well-served by schools including Stratford Prep School and The Croft Prep School, King Edward Grammar School for Boys and Shottery Grammar School for Girls in Stratford-upon-Avon and Warwick Prep and public School and King's High School for girls in Warwick. Leamington Spa also provide further facilities and schooling.









The property has good access to Birmingham and the motorway network. The M40 (J15) is approximately 6 miles away, and Warwick Parkway Station is 8 miles away.

There is racing at Stratford-upon-Avon, Warwick and Cheltenham and golf courses at Stratford-upon-Avon, Bidford-on-Avon and Leek Wootton

## The property

Green Lanes is a detached rendered family house believed to date from the 1930s in a sought-after location with lovely west-facing views to the rear and facing the protected village field to the front. Set back from the lane, the house has attractive mellow traditional elevations and offers well-balanced accommodation. The property will justify any additional updating a buyer may wish to pursue.

The oak panelled front door has a storm porch over and opens to the reception hall with a staircase rising to one side and a cloakroom with WC and basin. A pair of oak and glazed doors and side screens open to the dining room, giving an immediate appreciation of the view beyond. A 26 ft long drawing room has a stone fireplace with timber mantle and a flagstone hearth. There are windows to all sides.







The dining room has a brick fireplace with a gas fire and a wide double glazed leaded light window taking full advantage of the view. There is a serving hatch to the kitchen and a door to the conservatory, which has a tiled floor and French doors to the terrace and an arch to the breakfast room and kitchen. The kitchen has a range of limed oak fronted kitchen units with a stainless steel sink, oven, grill and microwave, a gas hob, an integrated dishwasher, and a fridge/freezer. A side hall gives access to a passageway to the garage and to the sitting room (which can be used as a ground floor bedroom) with windows to the south and east, with a ground floor shower room and a utility room with plumbing and space for a washing machine and dryer.

The staircase has an oak handrail and a stairwell window. The landing has an airing cupboard and a store cupboard. It gives access to the principal bedroom, which has fitted bedroom furniture and wardrobes, and a balcony with wrought iron railings and attractive views over the garden to the fields beyond and the river Avon. There is a shower room with a shower, WC and basin. Double bedrooms two, three and four benefit from the west facing views and have fitted wardrobes or bedroom furniture. There is an east-facing bedroom five/study.



**Approximate Gross Internal Floor Area**

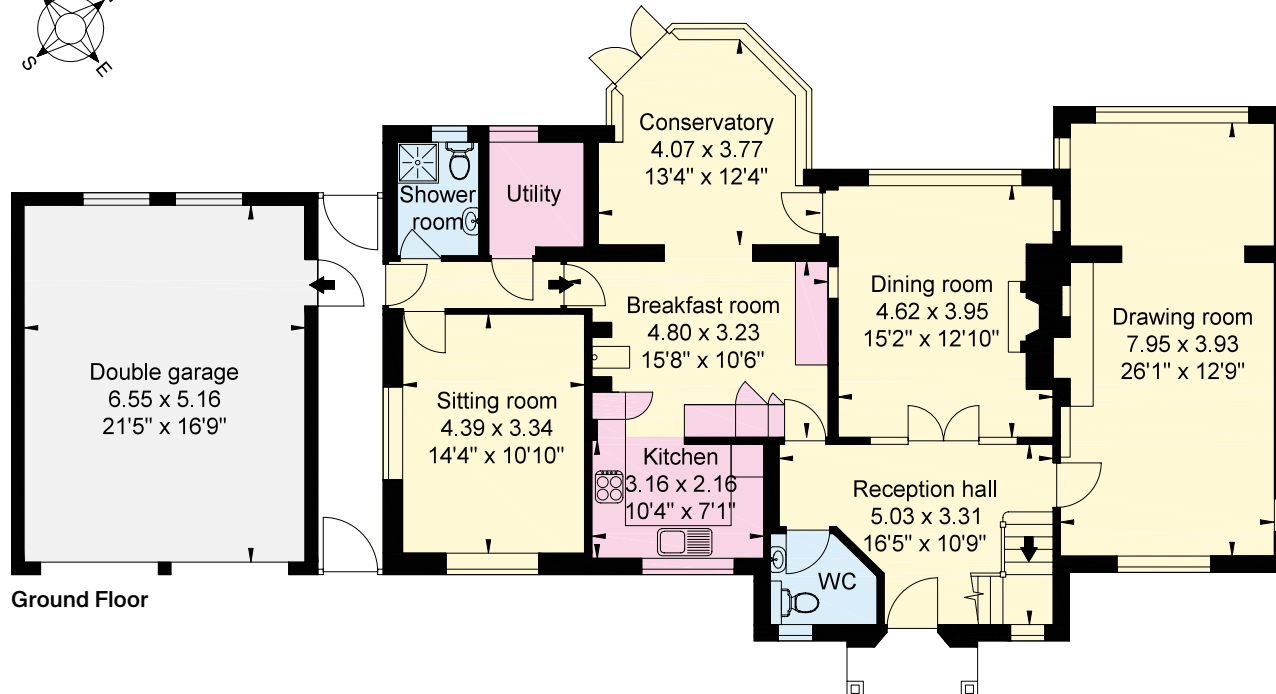
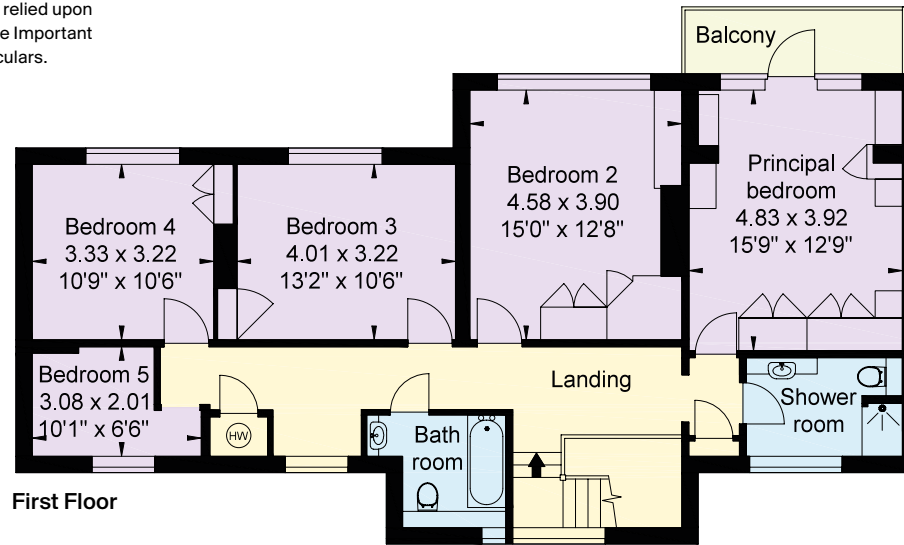
**House: 235 sq m (2,531 sq ft)**

**Outbuilding: 34 sq m (365 sq ft)**

**Total: 269 sq m (2,896 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens and grounds

A paved path with hand gates to the front and back has a pedestrian door to a detached double garage with up and over doors and loft storage.

To the front of the house is an “in and out” edged gravel drive and parking area, with front lawn and hedge and post and rail fence to the lane. There are shrub beds and access to the side of the house to the rear garden.

Behind the house is a crazy paved terrace with wrought iron railings. Stone steps lead down to the large lawned garden with shrub and herbaceous borders, rockery and summer house with a further patio, and trees and shrubs including mature fruit trees, field maple, spruce, birch and evergreens, lilacs, mahonia and magnolia.









A hand gate at the bottom of the garden gives access to a pedestrian right of way across the meadows behind to a fenced plot on the river Avon with a mature willow tree and river frontage for angling, relaxation and recreation.

## Services

All mains services are connected to the property. Gas fired central heating.

## Directions (CV37 7QD)

From the M40 (J15) take the A46 south. At the end of the dual carriageway fork left at the roundabout onto the A439 to Stratford-upon-Avon. In Stratford, turn left, over the Clopton river bridge on the A422 and immediately left onto Tiddington Road and proceed through Tiddington. Turn left into Alveston Lane and the entrance to Green Lanes is on the left opposite the village War Memorial.

## Tenure

Freehold

## Local Authority

Stratford on Avon District Council. Telephone: 01789 267575.

**Council Tax:** Band G

## Viewing

By prior appointment only with the agents.



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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Particulars dated May 2022. Photographs dated May 2022.

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