

# Oak House Old Gated Road Chesterton







Oak House is situated on the edge of the historic village of Chesterton, with its ancient parish church.

The house has extensive west-facing views to the rear and the Old Gated Road is due to be stopped up which will make it a rural no-through lane, ideal for walking, riding or cycling.

Nearby Harbury is well-served with amenities, including All Saints Church, primary school, range of shops, public houses, chemist, garage, library and doctor's surgery. There is a cricket, tennis and rugby club, amateur dramatics society and an historical and conservation society.

Stratford-upon-Avon with its theatres and Shakespearean heritage is the region's cultural centre. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south. There is racing at Warwick, Stratford-upon-Avon and Cheltenham and a number of golf courses in the area.



*M40 (J12) 4 miles (southbound), J15 4 miles (northbound), Leamington Spa 6 miles (Intercity trains to London Marylebone from 60 mins), Warwick 7 miles, Stratford-upon-Avon 11 miles, Rugby 17 miles (Intercity trains to London Euston from 48 mins), Birmingham International Airport 26 miles (all distances and times approximate).*





**Beautifully located family house and annexe, with lovely views and paddock.**



There is a range of state, grammar and private schools in the area to suit most requirements including Warwick Prep and Public Schools, King's High School for Girls in Warwick and Arnold Lodge School and Kingsley School for Girls in Leamington Spa.

Oak House was once a two bedroom cottage but was extended in about 2000 to provide a large detached family house, with upvc double glazed windows, with over 4,250 sq ft of accommodation including the garage, which can be occupied as a six bedroom house or a five bedroom house with a self-contained annexe with its own kitchen, bedroom, bathroom and living/dining room over the garage with its own entrance.

## Description of property

An oak porch gives access to the dining hall, with staircase to the first floor, ceiling timbers and oak floor. There is a cloakroom and gym off which could be suitable for other uses like a playroom and which opens to the study. The drawing room has a large fireplace with gas log effect heater and there is a large games room with double doors to the garden. The fitted kitchen/breakfast room has a Range of kitchen cabinets with a range cooker with extractor over, hob and sink and integrated appliances, with a useful utility room off.

Off the large first floor landing are five bedrooms, four with fitted wardrobes. The principal bedroom has a Juliet balcony enjoying the best of the views and en suite bathroom with twin basins and separate shower. Bedroom 3 has an en suite bathroom and bedroom 2 has an en suite shower room. There is a family bathroom with separate shower.

A door off the landing gives access to the annexe which also benefits from the view and which has its own staircase and door to outside.

There is a double garage with a useful wine store.

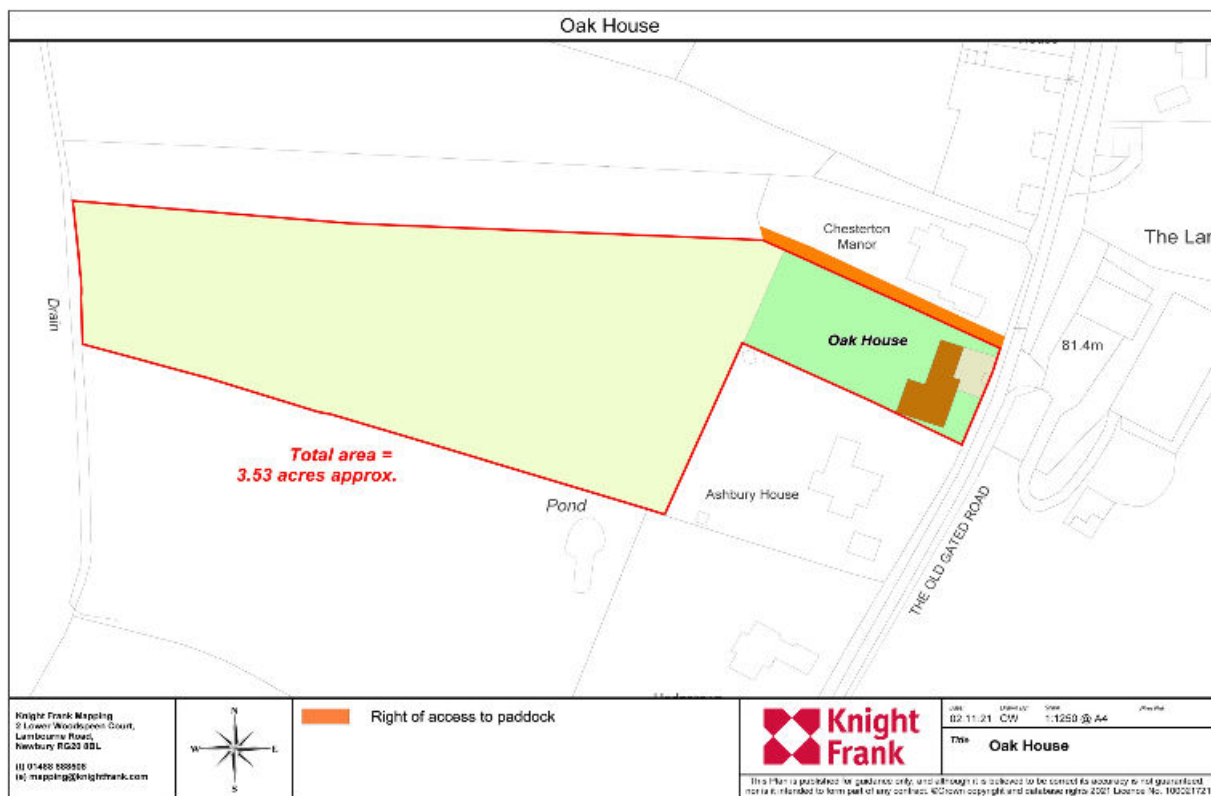






**One bedroom annexe with its own entrance.**





## Gardens and grounds

Screened behind a traditional hedge, there is block paved parking to the front and additional parking beside the garage.

The house stands in a large garden, with an extensive deck behind the kitchen. The rear garden is terraced, with lawns and shrubs, there is a large well screened storage/workshop container.

Beyond the garden and also accessed by a separate vehicular right of way from the road, is the paddock, extending to about 4 acres, ideal for horses or livestock.

## Services

Mains water and electricity, private drainage system. Oil fired central heating. Fibre optic high speed broadband and telephone.

## Fixtures and fittings

Only those items mentioned in these sales particulars, together with fitted carpets and most light fittings are included in the sale. All others are excluded but certain items may be available by negotiation. The vendors solicitors will provide a schedule of those items included and excluded from the sale and other items which may be available by negotiation.

## Directions (CV33 9LD)

From the A4100 Warwick - Banbury road, accessed of M40 at Junctions 12, 13 or 14, about 0.75 miles from the entrance to Aston Martin and Jaguar Landrover, take the Old Gated road towards Chesterton, opposite the turning to Lighthorne. Proceed over M40 and Oak House is the third property on the left,

## Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council. Telephone 01789 267575. Council Tax Band: D

## Viewing

By prior appointment only with the agents.





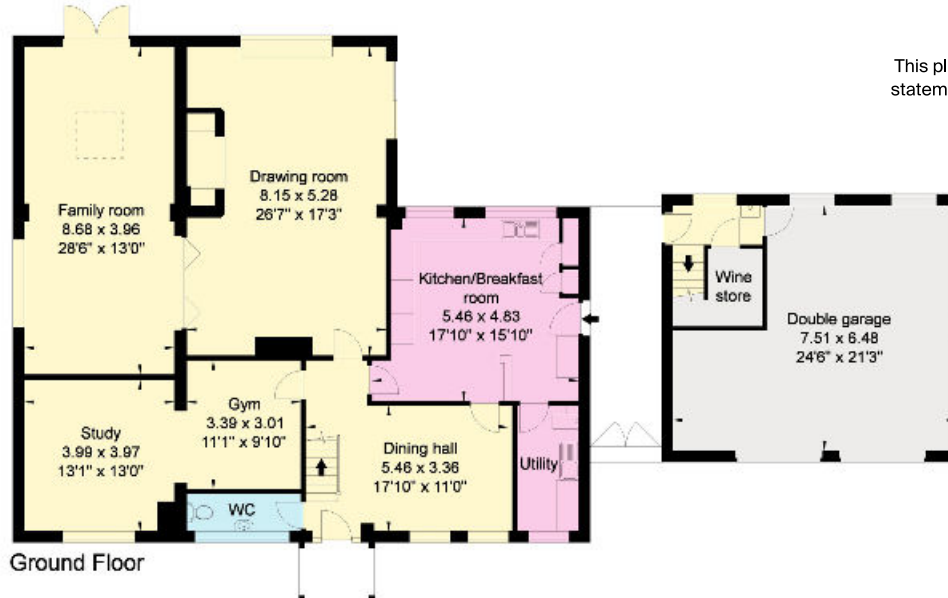






**Approximate Gross Internal Floor Area**  
**387 sq m/4,165 sq ft**

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



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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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Particulars dated November 2021. Photographs and videos dated October 2021.

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