



High Cross House, Shrewley, Warwickshire



High Cross House, Shrewley

High Cross House is situated in the sought-after village of Shrewley in a secluded position. The larger villages of Lowsonford and Claverdon are close by. Claverdon is a popular Warwickshire village with amenities including a village hall, post office and stores, junior and infant schools and doctor's surgery.

The property is well situated for access to the motorway network and railway stations at Hatton and Warwick Parkway, with connections to the West Midlands centres of employment and surrounding towns.



Guide price: £850,000

Tenure: Freehold

Local authority: Warwick District Council

Council tax band: G



There is an excellent range of schools in the area, including primary schools at Claverdon and Lapworth, Warwick Prep and Public schools, King's High School for Girls, The Croft Prep School near Stratford-upon-Avon and Stratford grammar schools.

Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre. There are a number of golf courses locally, including the Ardencote Manor Country Club at Claverdon and racing at Stratford-upon-Avon and Warwick. The Cotswolds lie a short distance to the south.





High Cross House is a wonderful property with an abundance of character, including exposed timber beams and brickwork.

One enters the property and is immediately greeted with its charm, having a staircase rising to the first floor, double doors leading to the beautiful dual-aspect drawing room with inglenook fireplace housing a wood-burning stove. Again, from the entrance hall steps lead down to the beautiful dining room, which in turn leads to the kitchen, which is well-equipped with a range of appliances. The ground floor is complimented further via the home office, utility, and cloakroom. It is worth noting the home office could be utilised as a fourth bedroom.

The first floor comprises a beautiful principal bedroom suite with vaulted ceiling exposing the timbers and an en suite shower room, two further bedrooms of a good size and a family bathroom.

Outside

High Cross House is accessed via a gated driveway which allows parking for several cars and leads to the double garage.

The gardens and grounds are a delight, with an easy-to-maintain patio area perfect for those summer BBQs having a range of herbaceous beds with intertwined gravel pathways. The larger, mainly laid-to lawn garden area is extensive, having fine specimen trees, mature hedging to borders, idyllic duck pond and well-stocked shrub beds. There is a useful garden store/workshop adjoining the garage.

Services

Mains electricity and water are connected to the property. Gas-fired central heating. Private drainage.

Please Note: The barn attached to the property is Grade II listed and therefore the property will be covered by curtilage listed regulations.





Directions (CV35 7BG)

From the M40 Junction 15, at the main roundabout, follow the signs towards Stratford-upon-Avon on the A46. At the second smaller roundabout, take the second left signposted Norton Lindsey. Continue on this road until the T-junction with the A4189 and turn left towards Claverdon. In the centre of Claverdon, turn right signposted Shrewley continue along the Hollywell Road and then bear left on to High Cross Lane. Continue along High Cross Lane, where the entrance to the property will be located on your right-hand side.





Approximate Gross Internal Floor Area 223 sq m / 2401 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 March 2023. Photographs and videos dated March 2023.

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Date: 26 March 2024
Our reference: STR012216134

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £825,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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