

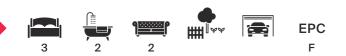
High Cross House, Shrewley, Warwickshire



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.









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 righthand side.

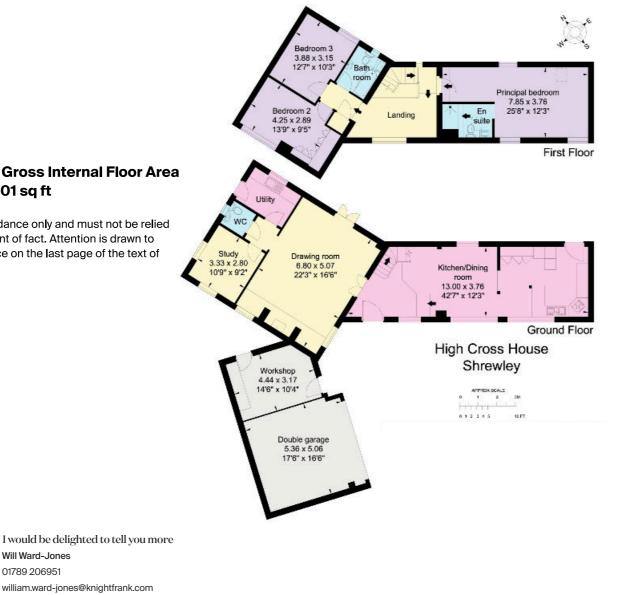






Approximate Gross Internal Floor Area 223 sq m / 2401 sq ft

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.





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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2023. Photographs and videos dated March 2023.

Will Ward-Jones 01789 206951

Knight Frank Stratford-upon-Avon

Bridgeway House CV37 6YX

knightfrank.co.uk

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 26 March 2024 Our reference: STR012216134

High Cross House, Shrewley, Warwick, CV35 7BG

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.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to <u>My Knight Frank</u>.

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

We'd love to help you.

Yours faithfully

Knight Frank

KNIGHT FRANK LLP

Enc:

William Ward-Jones Partner, Office Head +44 1789 206 951 william.ward-jones@knightfrank.com

Knight Frank, Stratford Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX +44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.