



Hillside, Shrewley, Near Warwick





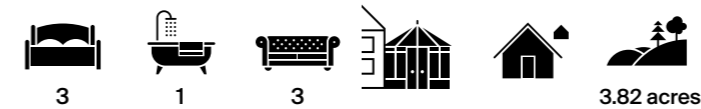
A delightful **Grade II listed family home** with separate annexe and 3.82 acres.

Distances

Stratford-upon-Avon 8 miles, M40 (J15) 4 miles, Warwick 6 miles, Warwick Parkway station 4 miles (Intercity to London Marylebone from 69 minutes), Leamington Spa 8 miles, Birmingham 18 miles, Birmingham International Airport 16 miles (all distances and time are approximate).

Situation

Hillside is situated in a secluded position in the hamlet of High Cross, situated between Lowsonford and Shrewley. 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, which have connections to the West Midlands employment centres and surrounding towns. 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, and The Croft Prep School near Stratford-upon-Avon and Stratford grammar schools.



Tenure

Freehold

Local Authority

Warwick District Council
01926 450 000

Council Tax

House - Band G
Annexe - Band A

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

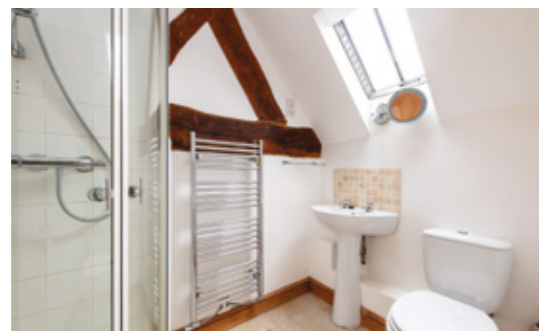
The property

Hillside is a beautiful property with abundant character, including leaded windows, exposed timber beams and brickwork.

One enters the house via the entrance hall with a solid oak door, stairs rising to the first floor with doors to the reception rooms and kitchen/breakfast room to the rear. A substantial dual-aspect drawing room has an attractive fireplace and exposed timbers. This room is opposite the dining room, with a dual aspect with exposed timbers and an open fireplace. A good-sized kitchen/breakfast room to the rear of the house has space for a table and seating, a range of units, exposed timbers, exposed brickwork and a dual oven AGA.

The first floor has a principal bedroom with a dressing room, fitted wardrobes and a vanity unit. There are two further double bedrooms and a family bathroom with a bath and a separate shower cubicle.





Outside

Hillside is accessed via a gated driveway, allowing parking for several cars. The annexe is accessed via a separate driveway, which is useful for housing extended family or guests but also lends itself well to producing an income via renting. The annexe comprises an open-plan kitchen, dining, and living room on the ground floor with two bedrooms and a shower room on the first floor.

To the rear of the main house is an outbuilding that provides several storage rooms and a utility.

The gardens and grounds are extensive. The formal gardens are well stocked and of a good size. They are mainly laid to lawn, with a gate giving access to the paddock, which ensures the property works well for the equestrian purchaser.



Services

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

What3Words

///oven.commoners.eyelid

Viewing

By prior appointment only through the agents.



Approximate Gross Internal Floor Area

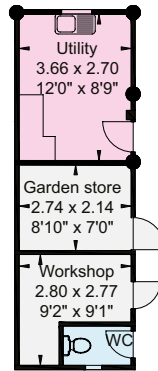
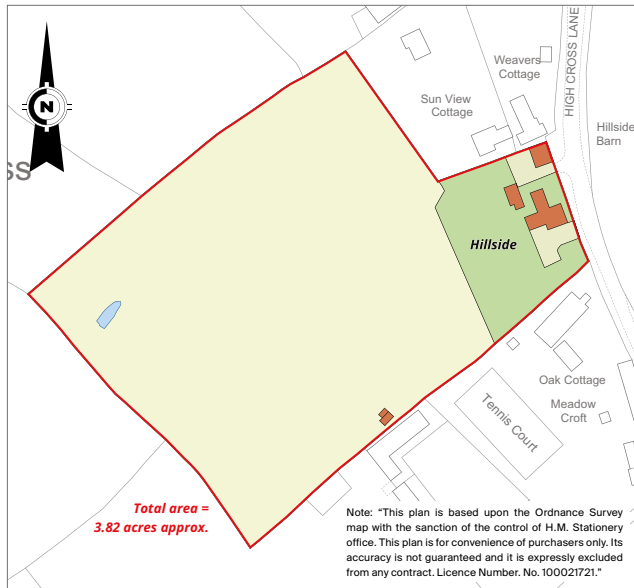
House: 182 sq m (1,960 sq ft)

Annexe: 75 sq m (808 sq ft)

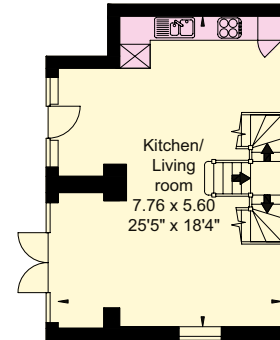
Outbuilding: 25 sq m (270 sq ft)

Total: 282 sq m (3,038 sq ft)

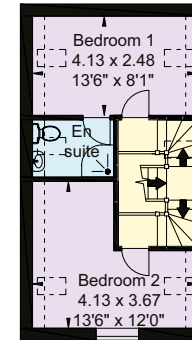
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



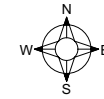
Outbuilding



Annexe Ground Floor



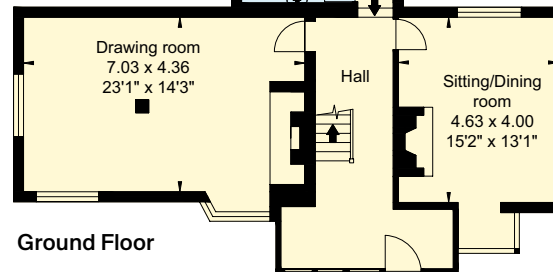
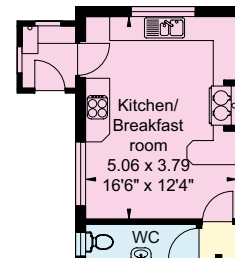
Annexe First Floor



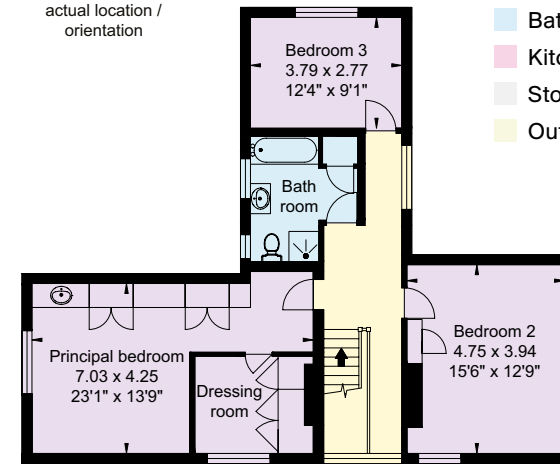
Denotes restricted head height

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

Not shown in actual location / orientation



Ground Floor



First Floor

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com



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 April 2024. Photographs and videos dated April 2024.

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Date: 11 April 2024
Our reference: STR012286494

Hillside, High Cross Lane, High Cross, Shrewley, Warwick, CV35 7BE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £999,995.

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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Yours faithfully



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