



Twiga House, Campden Road
Lower Quinton, Warwickshire



Twiga House

Lower Quinton

Twiga House is situated in a rural setting close to the South Warwickshire villages of Lower and Upper Quinton, lying on the Warwickshire/Gloucestershire border between Stratford-upon-Avon and the Cotswolds. Lower Quinton is a civil parish approximately six miles south of Stratford-upon-Avon, and it offers a shop, a pub, a post office and a primary school. The village lies at the foot of Meon Hill, at the beginning of the Cotswold Escarpment and the Heart of England Way.

Extensive leisure and cultural facilities can be found in Stratford-upon-Avon, the home of Shakespearean heritage and The Royal Shakespeare Theatre, and the Cotswold market town of Chipping Campden, only six miles away.



Local authority: Stratford-on-Avon District Council

Council tax band: G





A detached house
and outbuildings in
grounds
approaching one
acre with a ground
floor bedroom
wing.

Moreton-in-Marsh is also easily accessible, offering a regular fast train service to London Paddington for the commuter. There is an excellent range of state, private and grammar schools in the area to suit most requirements, including Warwick School, Warwick Junior School, King's High School and Warwick Prep in Warwick, Stratford Girls' Grammar School and King Edward VI Shakespeare's school for boys in Stratford and Chipping Campden School.

The property

Twiga House is an attractive, rendered detached property with brick detailing under a tiled roof and double glazed upvc diamond glazed windows, set back from Campden Road. The house has a large garden, attached double garage and store and further outbuildings, including two stables and a fodder store.



The property is approached via a gravel drive and parking area with mature trees, shrubs, and a traditional roadside hedge. The accommodation has attractive architectural elements, including cornices, parquet and tiled flooring and high-level display shelves.

The entrance hall has an inner door and a staircase to the first floor. There is a drawing/dining room with a deep stone inglenook fireplace, slate hearth, inglenook windows and woodburner. The conservatory with a terracotta tiled floor overlooks the garden with double doors to the outside. A dual-aspect study faces south and east with a ceiling fan. The attractive kitchen/breakfast room has painted kitchen units with granite tops, integrated appliances, a cooker, hob, oil-fired Aga and a walk-in pantry.

A boot room with a cloakroom off and doors to front and rear, leading to a wing with a utility room with a sink and plumbing and a double dual aspect double ground floor Bedroom with a shower room. These rooms could form a self-contained ground floor annexe if desired.

To the first floor is a large landing, principal bedroom with built-in wardrobes and an en suite shower room, two double bedrooms, a family bathroom and a separate WC.

Outside

The garden and orchard paddock, extending to in all to about 0.92 acres, is a particular feature of the property. It is principally lawned with a paved patio and dwarf stone wall, flower and herbaceous borders and an oak tree. Beyond is a further lawn and greenhouse. The orchard paddock has mature fruit trees, including apple, pear, plum, cherry, sweet chestnut and hazel.

A five-bar gate off the drive leads to the inner courtyard with the garaging and store attached to the house, beyond which is a pair of stables and fodder/wood store with a further lawn area.





Services

Mains electricity water and drainage are connected to the property. Oil fired central heating. Telephone and broadband. Gas is believed to be available nearby.

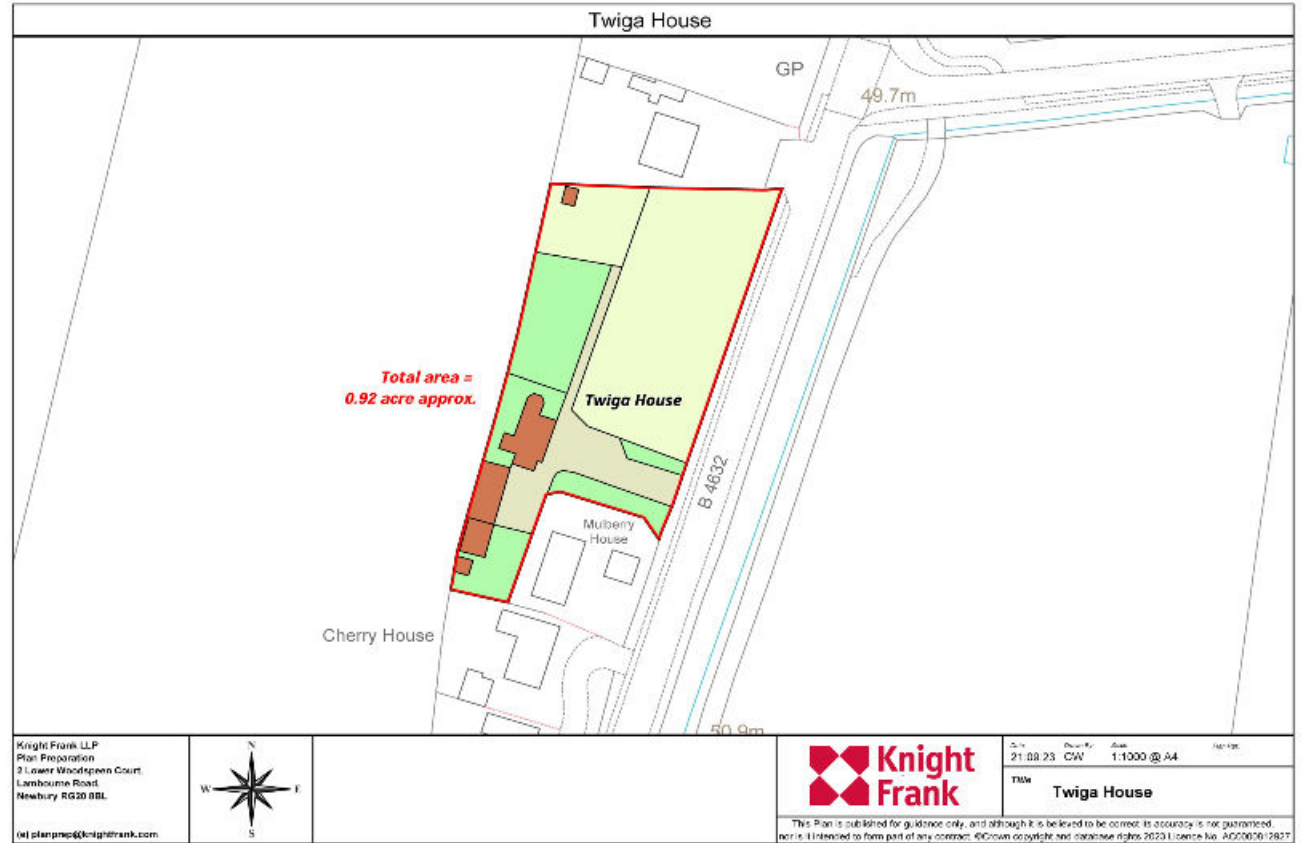
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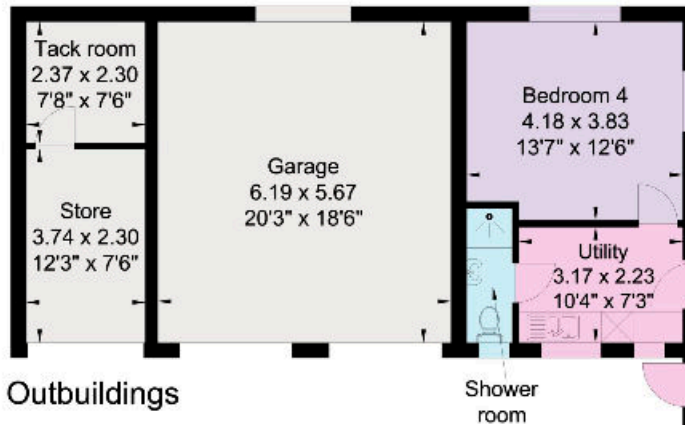
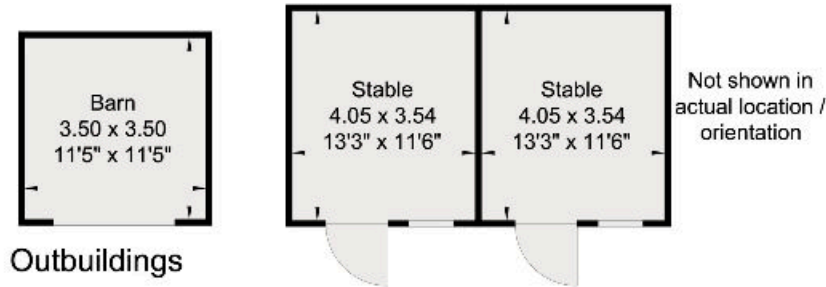
Tenure: Freehold.

Directions (CV37 8LJ)

What three words: ///stones.nylon.only

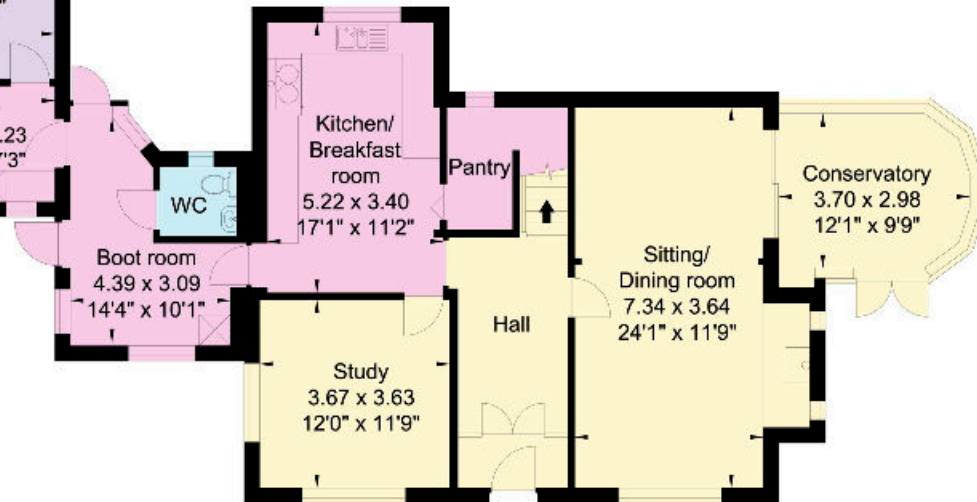
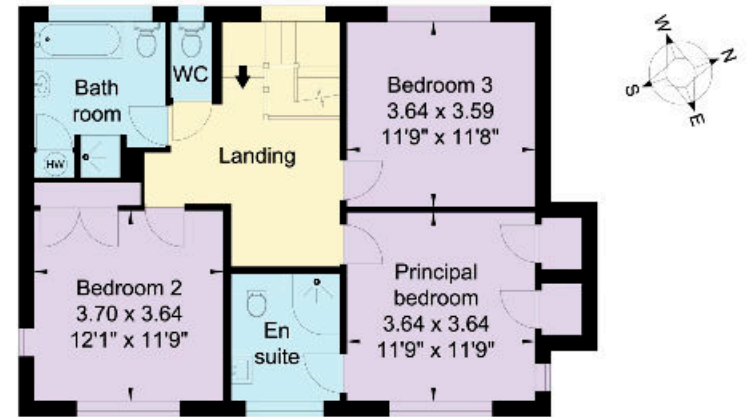






**Approximate Gross Internal Floor Area
298 sq m / 3,209 sq ft**

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 September 2023. Photographs and videos dated September 2023.
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Date: 18 April 2024
Our reference: STR012373265

Twiga House, Campden Road, Lower Quinton, Stratford-upon-Avon, CV37 8LJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £800,000.

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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We'd love to help you.

Yours faithfully



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V4.2 Feb 24