



Avon Close, Wasperton, Warwickshire

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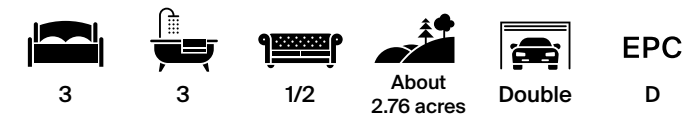
An **exciting opportunity** to purchase a recently refurbished home with paddock and stables in a secluded location.

### Distances

Warwick 4 miles, M40 (J15) 3 miles, Stratford-upon-Avon 5 miles, Leamington Spa 8 miles, Warwick Parkway Station 7 miles (Intercity trains to London Marylebone from 69 minutes), Birmingham 20 miles, Coventry 15 miles (Intercity trains to London Euston from 55 minutes)  
(All distances and times are approximate)

### Situation

Avon Close is beautifully situated within this delightful village with stunning views. The surrounding lanes provide access for walks along the River Avon to the neighbouring villages of Barford, Wellesbourne and Hampton Lucy. The property is also close to the sought-after village of Barford, which has a post office, two renowned public houses and a village store for everyday needs. Nearby Wellesbourne (2 miles), Stratford-upon-Avon and Leamington Spa offer an excellent range of shopping and recreational facilities. Recreational amenities in the locality include the well-known Royal Shakespeare Theatre and various leisure centres and cinemas.



**Tenure**  
Freehold

**Local Authority**  
Warwick District Council  
Tel: 01926 410410

**Council Tax**  
Band F







Wasperton village is alongside the River Avon surrounded by open countryside, but strategically situated with easy access to the Midlands centres of employment and excellent communication links on the M40 and rail networks. Birmingham International Airport is about 20 miles away. There are local race courses at Warwick and Stratford-upon-Avon and golf courses at Stratford-upon-Avon, Warwick and Bearley.

There are primary schools in Barford and Wellesbourne and an excellent range of state, private and grammar schools, including Warwick Prep and Warwick Boys School and King's High School for girls in Warwick, The Croft Prep school near Stratford-upon-Avon, Kingsley School for girls and Arnold Lodge school in Leamington Spa, as well as Stratford grammar schools.

### The property

Recently comprehensively refurbished and free of chain, Avon Close is situated in this a completely private location with unimpeded views over open countryside, but part of a village community. This delightful home is an unrivalled location and is an opportunity rarely seen having had only two owners since the 1960s. The property comprises a porch which leads through to an entrance hall, a large sitting and dining room with double doors framing an exceptional view leading to a terrace.





The lovely kitchen breakfast room also has French Doors opening out onto a second terrace overlooking the garden. A utility/laundry and a cloakroom which completes the living accommodation. The bedroom accommodation consists of a large principal bedroom with double door looking out over the views, a brand new en suite, two further bedrooms and a newly fitted bath/shower room.





## Gardens and grounds

Outside, Avon Close truly enters a league of its own. One accesses the property via a driveway, which allows parking for numerous cars and gives access to the double garage. The formal gardens are well stocked with mature hedging, shrub beds, fruit trees and larger laid-to lawn areas. There are raised beds and a greenhouse and shed for those who wish to grow their own produce. Wasperton also has allotments available to residents. It is clear this garden has been a labour of love and has been well nurtured for many years. Beyond the formal gardens is a paddock with stabling, a tack room and storage, all with power and water, making the property ideal for the equestrian purchaser.

Avon Close is an exciting opportunity for anyone looking to purchase an incredibly private property with scope to make it their own.

## Services

Mains water, gas and electricity. Private drainage.

## Fixtures and fittings

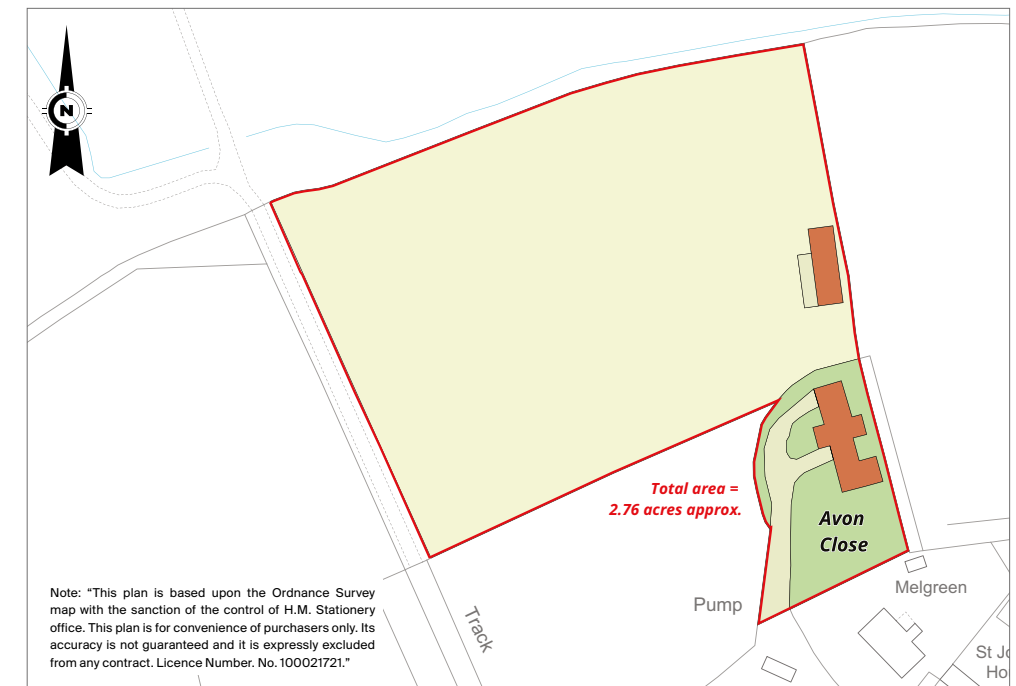
Only those items mentioned in these sales particulars, together with fitted carpets, light fittings and kitchen white goods are included in the sale. All others are specifically excluded.

## What3words

///inhaled.withdraw.conquests

## Viewing

By prior appointment only with the agents.





**Approximate Gross Internal Floor Area**

House: 139 sq m (1,497 sq ft)

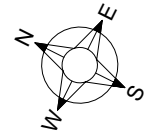
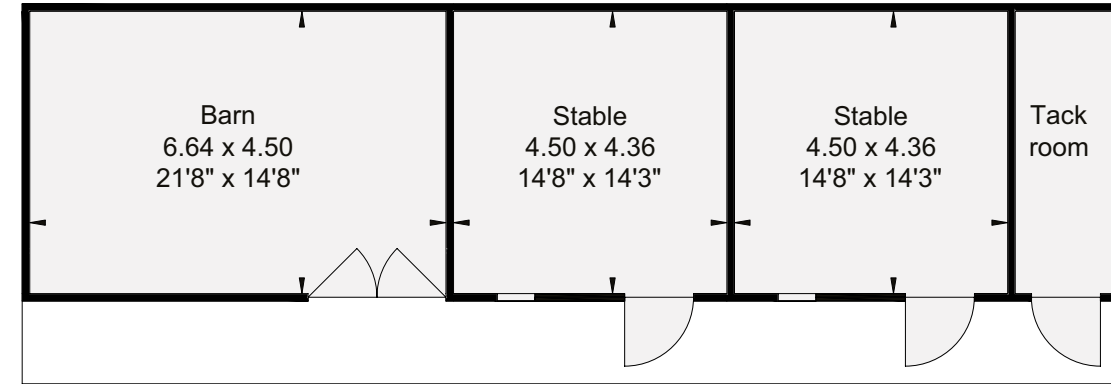
Garage: 29 sq m (310 sq ft)

Outbuilding: 78 sq m (840 sq ft)

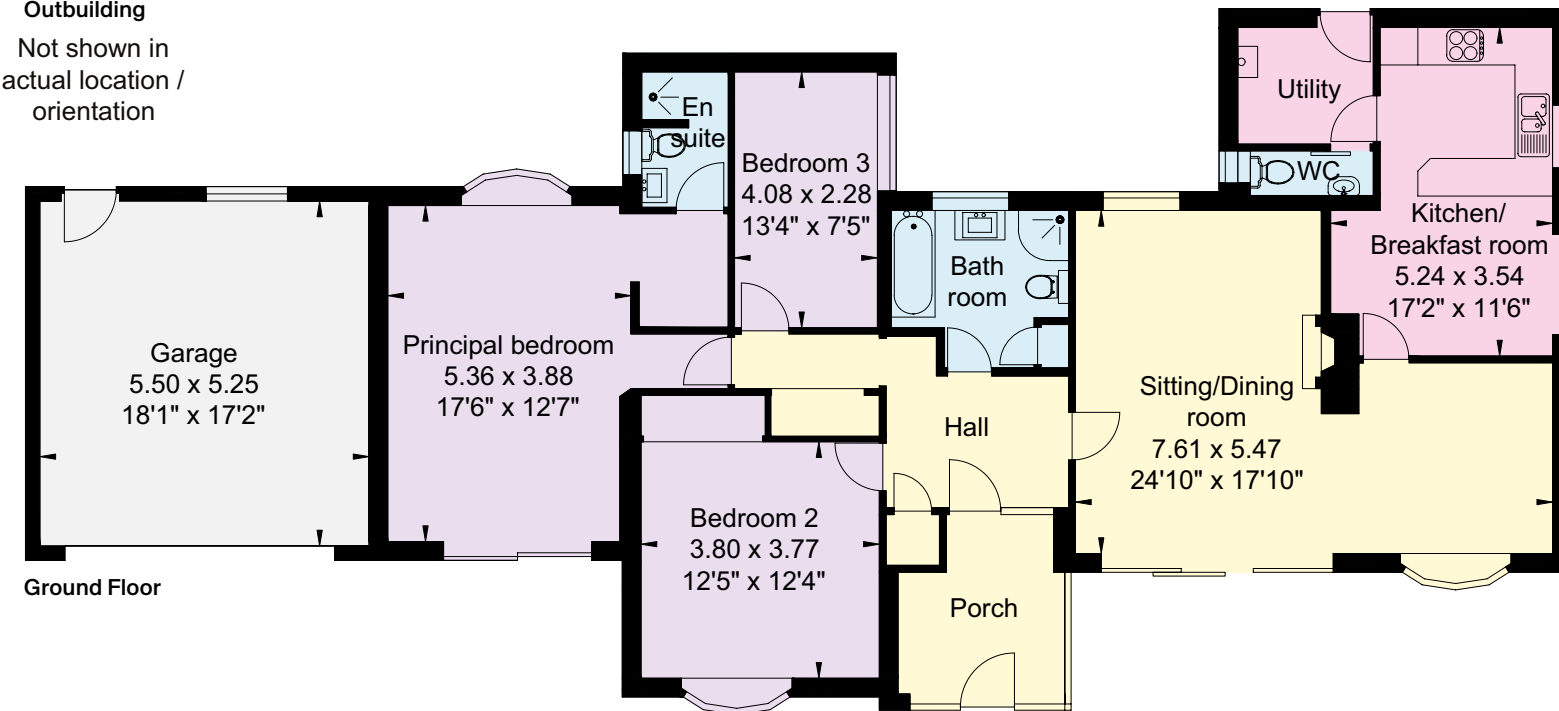
Total: 246 sq m (2,647 sq ft)

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.

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



**Outbuilding**  
Not shown in actual location / orientation



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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 June 2024. Photographs and videos dated May 2024.  
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Date: 10 June 2024  
Our reference: STR012385101

## Avon Close, Wasperton, Warwick, CV35 8EB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

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



**KNIGHT FRANK LLP**

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V4.2 Feb 24