



Alderwood House, Redhill, Stratford-upon-Avon





An excellent family home with **beautiful views** and a detached garage with annexe above.

Distances

Stratford-upon-Avon 4 miles, Alcester 5 miles, M40 (J15) 7 miles, Warwick 10 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 minutes), Birmingham 25 miles (all distances and times re approximate)

Situation

Alderwood House is situated in an excellent location four miles from Stratford-upon-Avon, with lovely views overlooking rolling countryside. Close by, the village of Binton has a fine parish church and a village hall. The Blue Boar public house is within walking distance, approximately half a mile away on the edge of Temple Grafton, where there is also an Ofsted-rated outstanding primary school.

The Piston Club restaurant is located one mile away from the property. The larger villages of Welford-on-Avon and Bidford-on-Avon are also nearby, both offer a range of shops, schools and other facilities.



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EPC

D

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G



Stratford-upon-Avon lies 4 miles away and is the region's cultural centre, famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants and public houses.

Alongside Temple Grafton, there is a primary school at nearby Welford-on-Avon and an excellent range of state, grammar and public schools in the area, including Stratford Prep School, The Croft Prep School, King Edward VI Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School.

Warwick and Leamington Spa are also close by and provide further shopping facilities and schools.

The Cotswolds lie a short distance to the south. There are a number of golf courses in the area and racing at Stratford-upon-Avon, Cheltenham and Warwick.

The property

Alderwood House is a wonderful detached home close to Binton, Temple Grafton and Welford-on-Avon. Built in 2008, the spacious and flexible accommodation is arranged over three floors and is perfect for family living. The front door opens into a spacious entrance hallway with reception rooms leading off, staircase rising to the first floor with cupboard below and a guest cloakroom.

An open-plan kitchen/dining room has karndeian flooring, French doors opening on to the garden, and the owners recently opened up the space into what was formerly the dining room, which has created a large open-plan dining space which works very well. Off the kitchen is the utility room with a further basin, space and plumbing for a washing machine and dryer, boiler cupboard and access to the garden.

The kitchen features granite worktops, a curved breakfast bar with seating, 6 ring Rangemaster, Bosch microwave and dishwasher, plus space for an American fridge/freezer.





A large lounge has a dual aspect, French doors on to the garden and a log effect gas burner. A useful study has a front aspect, which could also be used as a playroom. There is an integrated sound system with speakers in all of the reception rooms downstairs, as well as the principal bedroom and en suite.

Upstairs, there is a generous landing, and the principal bedroom suite has a rear aspect with an archway to the en suite bathroom with a separate shower. Double doors open from the bedroom on to a balcony that has incredible views across the open countryside. Bedroom two has a front aspect, fitted wardrobes and an en suite bathroom.





Bedrooms three and four are both doubles with fitted wardrobes, and they share the family bathroom, which has a separate walk-in shower.

On the second floor, there are two further rooms which could both be used as bedrooms. One is currently used as a play room, and the other as a bedroom – both have eaves storage and share the shower room on the landing.



There is further accommodation in the annexe, with a separate staircase accessed from the side of the garage to the first floor, where there is space for an office/guest bedroom or games room. There is also an en suite shower room and built-in cupboard.

The rear southeast-facing garden is extremely private and mainly laid to lawn with a large patio, which is ideal for entertaining. There is a beautiful woodland area to the left-hand side of the garden with a climbing frame situated inside, with a bark surround, which is an ideal play area. An array of beautiful trees include a laburnum, pine, ash and horse chestnut tree, to name a few. There are lovely views to the rear across open countryside and gated side access around both sides of the garage. An external socket and water tap are attached to the house.

In the far corner of the garden is Binton Brook, which is fenced off. Severn Trent needs annual access for maintenance.

The front driveway was recently upgraded with granite chippings and an Indian sandstone footpath with lighting. Wooden gates have power and an intercom, which haven't been connected. There is parking for several cars and further parking in the double garage, which has an electric up-and-over door.





Approximate Gross Internal Floor Area

House: 238 sq m (2,562 sq ft)

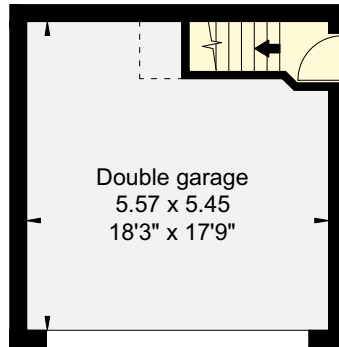
Annexe/Double Garage: 53 sq m (571 sq ft)

Total: 291 sq m (3,133 sq ft)

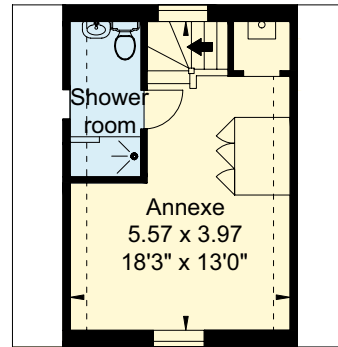
inc. restricted head height exc. Eaves

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.

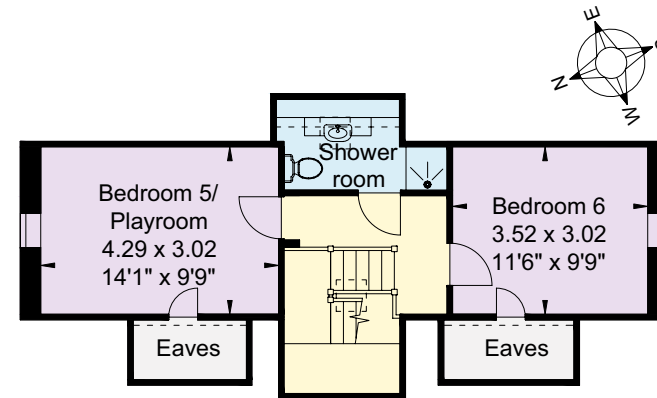
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



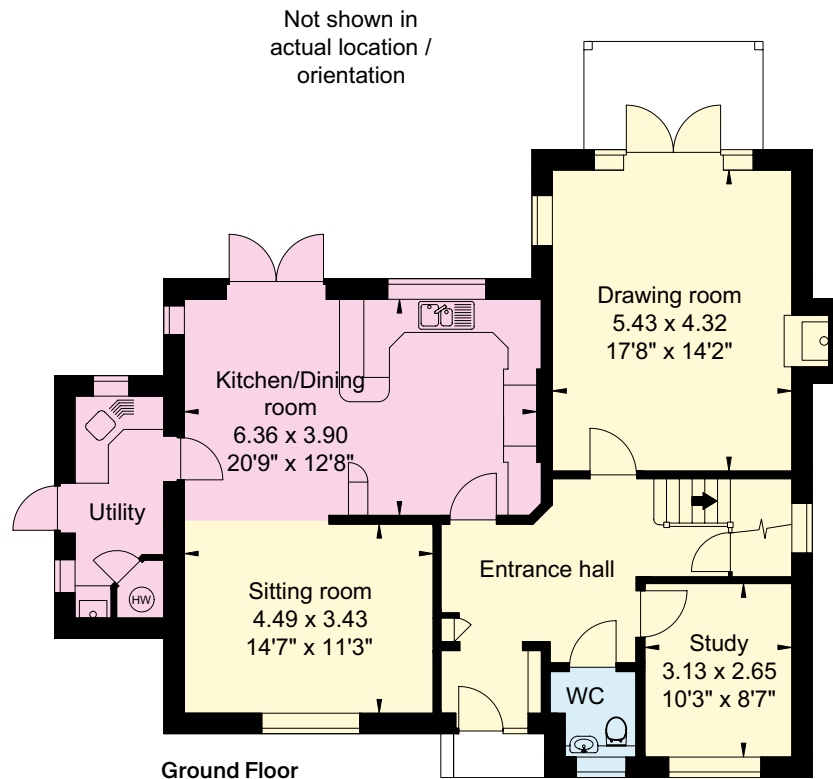
Outbuilding Ground Floor



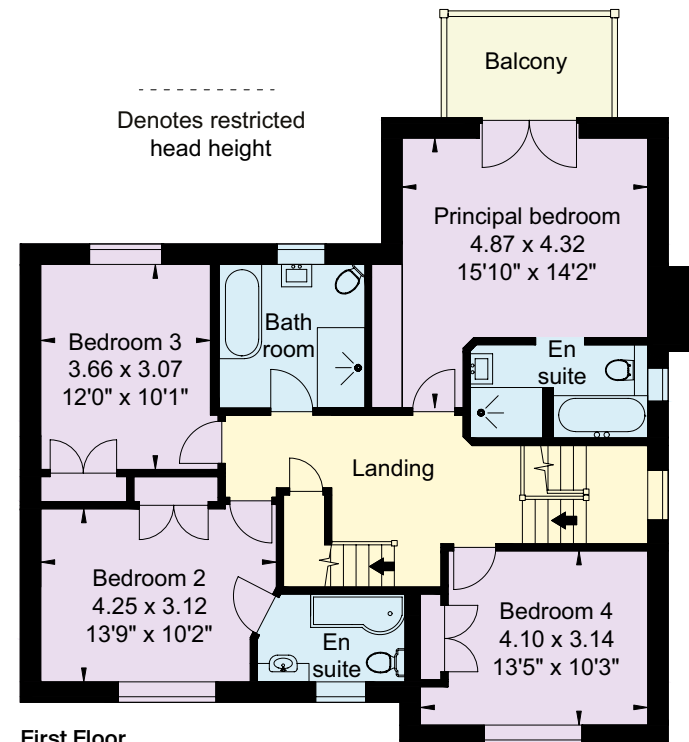
Outbuilding First Floor



Second Floor



Ground Floor



First Floor



Services

Mains water and electricity are connected to the property. LPG central heating. Biodisc sewage treatment plant.

Directions (B49 6NG)

What3words: ///midfield.circling.deaf

Viewing

By prior appointment only with the agents.

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I would be delighted to tell you more

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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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Date: 07 August 2024
Our reference: STR012406667

Alderwood House, Redhill, Alcester, B49 6NG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,160,000.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24