



The Coach House, Exhall Court, Exhall, Warwickshire







A two bedroom (edge of village house) coach house and land, situated between Stratford-upon-Avon and Alcester.

Summary of accommodation

Hall | Cloakroom | Sitting/dining room | Study | Kitchen/breakfast room | Two double bedrooms | Bathroom

Double garage | Garden store | Greenhouse | Mature gardens | Orchard | Parkland with woodland | Paddocks

In all about 10.79 acres

Distances

Alcester 2 miles, Stratford-upon-Avon 7 miles, M40 (J15) 12 miles, M42 (J3) 13 miles, Warwick 13 miles

Warwick and Warwick Parkway Station 15 miles (trains to London Marylebone from 69 mins)

Leamington Spa 17 miles, Birmingham International Airport 22 miles, Birmingham 26 miles

(All distances and times are approximate)



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Situation

The Coach House at Exhall Court is situated on the edge of the popular, peaceful village of Exhall situated in Warwickshire's rolling countryside with a variety of brick and stone houses and cottages, backing on to open countryside with lovely views, with the backdrop of Oversley Woods. The nearby village of Temple Grafton has a sought-after primary school, parish church, two public houses, village hall and bus service. Day-to-day facilities are available in nearby Bidford-on-Avon and Alcester.

Stratford-upon-Avon has a further range of shopping and recreational facilities, a Leisure Centre and the Royal Shakespeare Theatre. There is a wide range of private, state and grammar schools in the area to suit most requirements including Temple Grafton Primary School, Stratford and Alcester Grammar Schools, The Croft Prep School and Warwick Schools.

There are golf courses at Bidford, Welford-on-Avon and Stratford, and racing is at Warwick, Stratford and Cheltenham.

The property

The Coach House is accessed off a drive, which also serves a small development of houses created from the former farm buildings to Exhall Court.



The Coach House has a 25-foot-long main reception room with a fireplace with woodburner and a fitted kitchen/breakfast room with integrated appliances as well as a study. There is a cloakroom off the hall, and to the first floor, two bedrooms and a bathroom and exposed roof truss timbers.

Outside, it is equipped with flood defences due to the proximity of the stream running through the garden. Attached to The Coach House is a garden store and the double garage.





Gardens and grounds

The Coach House has a partly walled formal garden with topiary.

There is a greenhouse and orchard with walnut, apple, quince trees and spring bulbs.

The parkland field lies to the east of the garden and was the subject of an extensive tree-planting programme by the present owners to create a wonderful setting. The field also contains two ponds. There will be a requirement to fence the field and separate it from the land retained with Exhall Court.

On the opposite side of the access road to The Coach House are two grass fields, divided by the stream, and currently grazed with sheep on a 24 month grazing licence with just over 12 months remaining of the agreement. There is a long road frontage to the land.





Services

Mains electricity, water and drainage are connected to the property.
LPGas central heating to The Coach House. Telephone and broadband.

Fixtures and fittings

All those items mentioned in these sales particulars, together with fitted carpets and light fittings, are included in the sale. All others are excluded but certain items may be available by separate negotiation.

Directions (B49 6EA)

From the M40 (J15), take the A46 south towards Stratford upon Avon. Proceed along the A46, over three roundabouts and turn left signed Temple Grafton. Proceed over the crossroads at the Blue Boar public house and through Temple Grafton to Ardens Grafton and turn right signed Exhall. Proceed down the hill and through the village. Exhall Court is on the left-hand side. Turn left into the drive just past Exhall Court.

What3 words: ///shock.galaxy.ideals

Viewing

Strictly by appointment only.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: To be assessed

EPC Rating: F

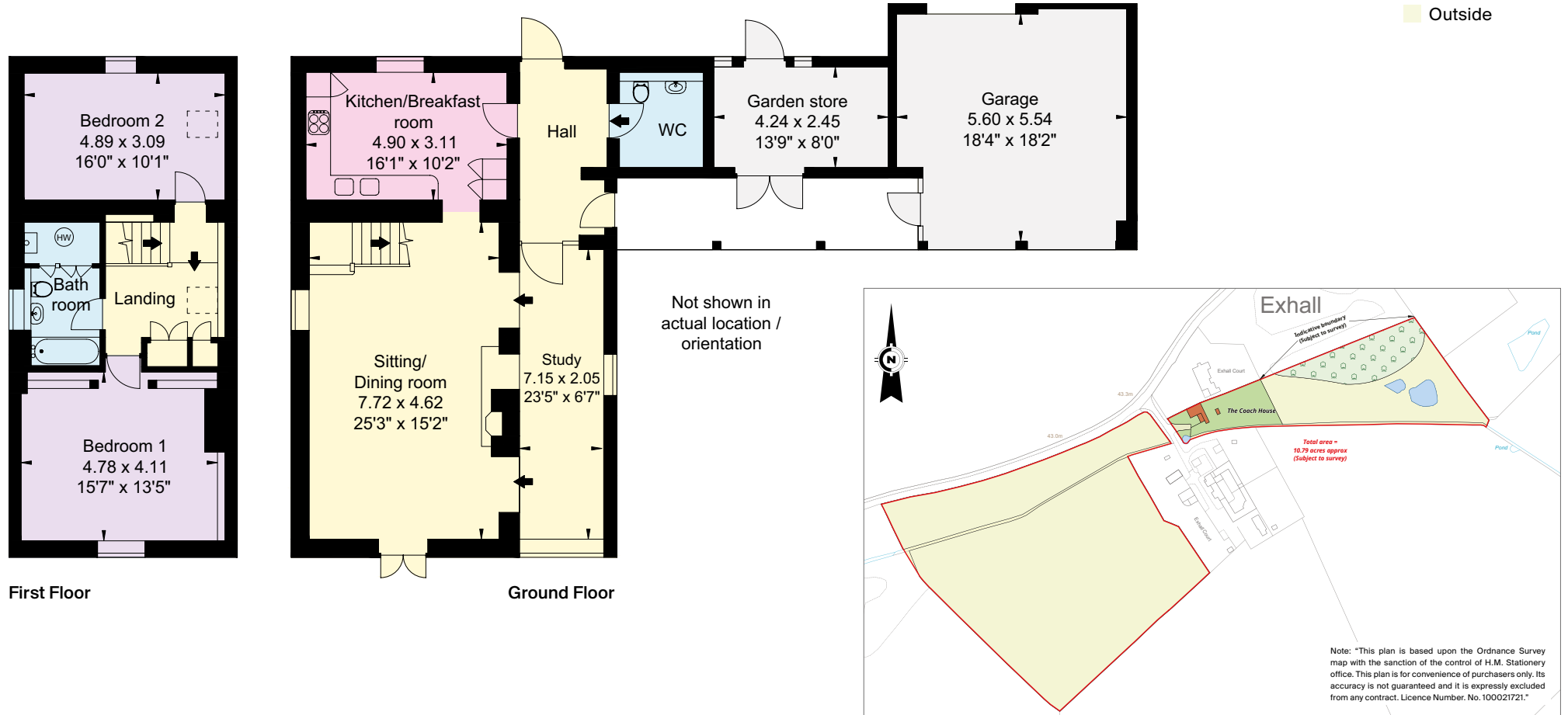
Approximate Gross Internal Floor Area

Coach House/Outbuildings

186 sq m (2,003 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



First Floor

Ground Floor

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: 26 November 2024
Our reference: STR012416148

The Coach House, Exhall Court, Exhall, Alcester, B49 6EA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£650,000**.

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



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