

Stratford-upon-Avon Lodge Retreat Pathlow, Stratford-upon-Avon, Warwickshire





An **exciting opportunity** to purchase a family home, in need of modernisation, with an annexe, garden, woodland and further land extending to 8.10 acres.

Distances

Snitterfield 1.2 miles, Stratford-upon-Avon 3 miles, M40 (J15) 5.5 miles, Henley-in-Arden 6 miles, Warwick Parkway Station 8 miles (trains to London Marylebone from 87 minutes), Birmingham 28 miles (All distances and time are approximate)

Situation

Pathlow is a small hamlet, in the heart of the Warwickshire countryside, located just a short drive from Stratford-upon-Avon. Nearby Snitterfield is a quintessential English village that combines rural tranquillity with excellent amenities, including a primary school, public house, general stores and a nearby golf course. More extensive shopping and leisure facilities can be found in Stratford-upon-Avon, the area's cultural centre and the home of the Royal Shakespeare Company.

 4
  2
  2
  8.10 acres
  E

Tenure
 Freehold
 Local Authority
 Stratford-on-Avon District Council
 Council Tax
 Band F





This area is renowned for its exceptional educational opportunities, catering to a variety of needs. Stratford-upon-Avon offers an excellent selection of schools to suit all requirements, including boys' and girls' grammar schools. Nearby Warwick is home to top-tier private schools, including Warwick Prep School, Warwick School for Boys, and King's High School for Girls.

The location is equally impressive for commuters and travellers. Regular train services from Warwick Parkway Station provide direct access to London Marylebone and Birmingham. The M40 (Junction 15) is just 5.5 miles away, ensuring excellent connectivity to major road networks.

The property

Set in a unique location sharing an entrance with the Stratford Armouries, Stratford-upon-Avon Lodge Retreat is perfect for those seeking a refurbishment project. The property is brimming with potential with the added benefit of an annexe, woodland and land.

In brief, the ground floor includes an entrance hall, drawing room, home office and large kitchen/dining room. The first floor has a principal bedroom with an en suite bathroom, three additional bedrooms and a family bathroom. Attached to the main house, the one bedroom annexe provides added flexibility, ideal for multigenerational living, guest use, or other needs.

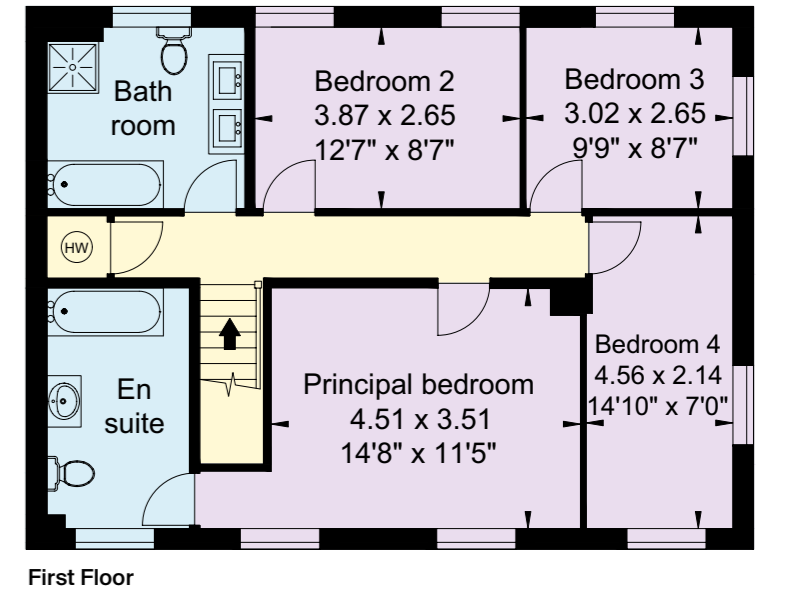
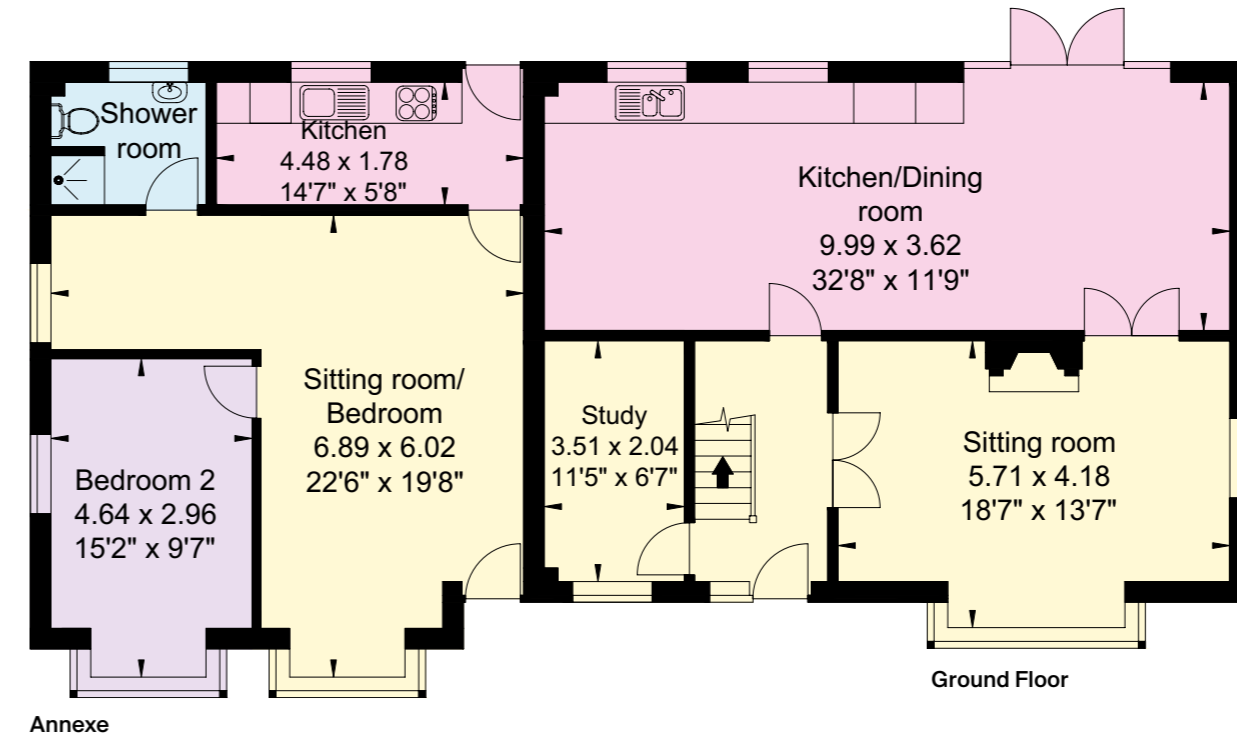
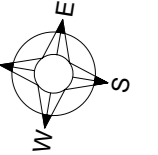




**Approximate Gross Internal Floor Area
House & Annexe: 206 sq m (2,217 sq ft)**

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





Annexe



Gardens and grounds

The property is approached via a private gated driveway, shared with the main drive to the Stratford Armouries and holiday park. The driveway provides ample parking for multiple vehicles, ensuring convenience and privacy.

To the rear, a formal garden mainly laid to lawn offers picturesque views over the surrounding countryside.

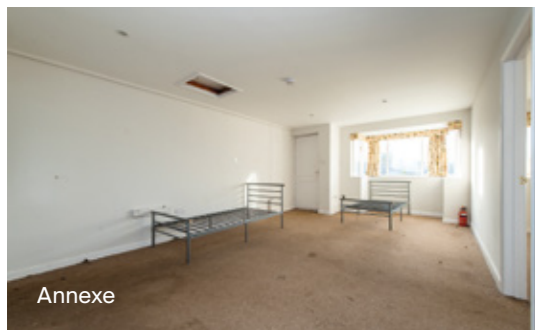
In addition to the garden, the property has a substantial parcel of woodland and amenity land, bringing the total grounds to approximately 8.10 acres. This extensive acreage provides a wonderful opportunity for nature enthusiasts or those seeking additional outdoor space.



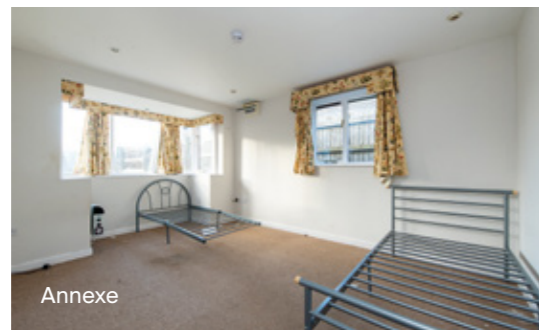
Annexe



Annexe



Annexe



Annexe



Agent notes

The woodland and main field are being sold for amenity use only and the buyer will be expected to enter into a covenant not to develop the land for any other use. The property benefits from the use of the sewage treatment plant within the demise of the holiday park. The expectation is that at an agreed time, the purchaser will install their own septic tank to serve the property.

Please note that the house and land is subject to an overage agreement with the previous owners. The overage provides for a payment to the previous owners of 20% of the uplift in value arising from any new planning permission implemented before 2040.



Services

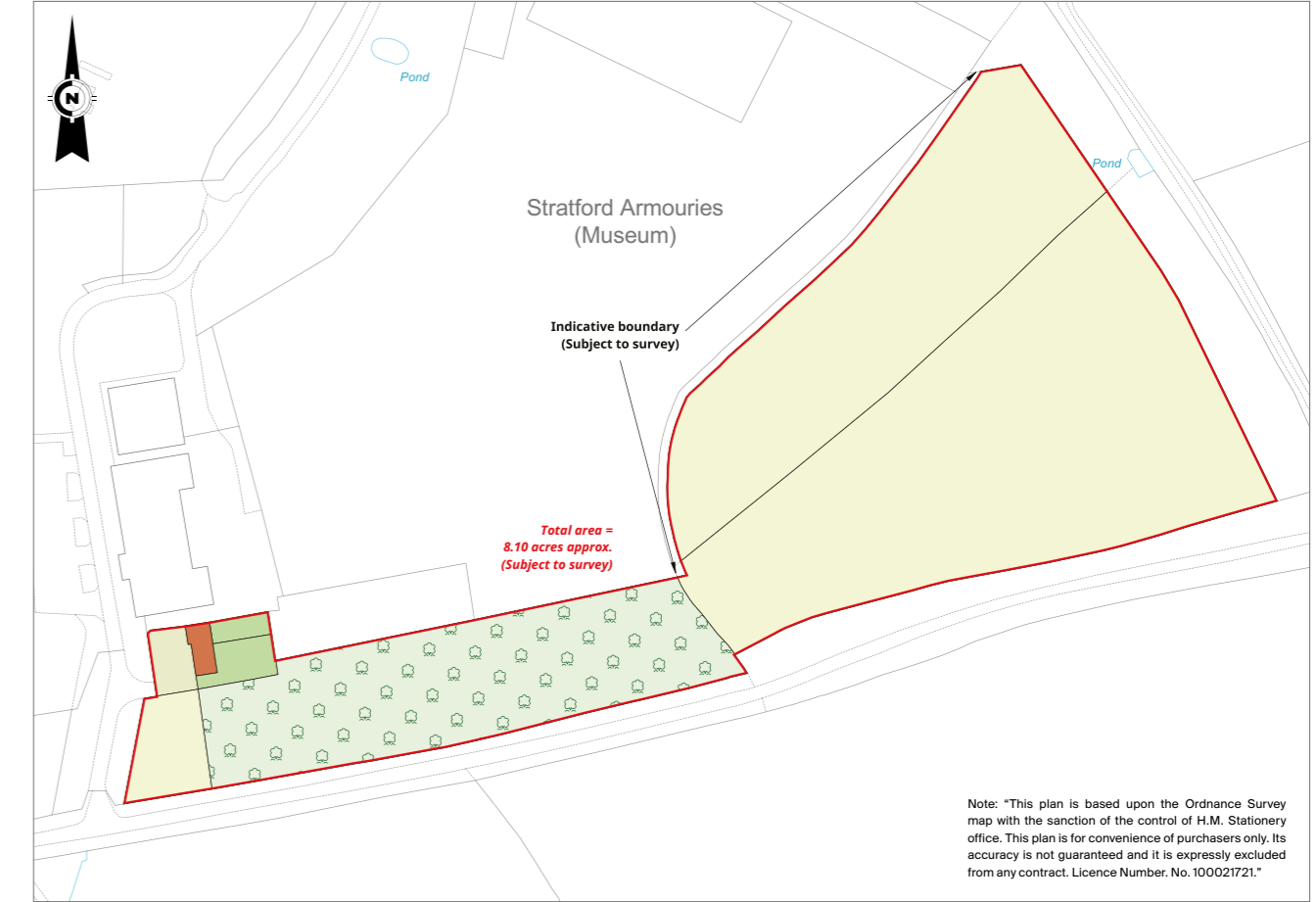
Mains electricity and water are connected to the property. Private drainage. Gas fired central heating.

What3Words

///searching.intestine.classmate

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

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Date: 23 December 2024
Our reference: STR012425107

Stratford-upon-Avon Lodge Retreat, Gospel Oak Lane, Pathlow, Stratford-upon-Avon, CV37 0JA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £795,000.

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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