



Church House, Temple Grafton, Warwickshire





In the heart of the village, backing on to open fields, Church House is an immaculate home with **wonderful south-facing views across to the Cotswolds**, beautiful grounds totalling approximately 8.73 acres, a guest annexe, and a separate studio apartment above a quadruple garage.

Main House



The Hideaway



The Studio



In all about 8.73 acres

Tenure

Freehold

Local Authority

Stratford District Council

Council Tax

Band G



Distances

Bidford-on-Avon and Alcester 4 miles, Stratford-upon-Avon 5 miles, M40 (J15) 10 miles, Chipping Campden 12 miles, Warwick 13 miles, Leamington Spa 16 miles, Birmingham International Airport 26 miles (All distances are approximate)

Situation

Situated in Warwickshire's rolling countryside with a variety of brick and stone houses and cottages, Temple Grafton is an attractive village with a peaceful atmosphere and friendly community. The village location provides a blend of rural tranquillity and convenient access to amenities with both Stratford-upon-Avon and Alcester close by. The village has a sought-after primary school, parish church, two public houses, a village hall and bus service.

Temple Grafton boasts a rich history, with links to Ceolred, King of Mercia and Edward the Confessor, it is listed in the Domesday Book. The Knights Hospitallers received a grant of land from Henry de Grafton in 1189, and were lords of the manor until 1540, at which point the manor passed to the crown. The marriage of William Shakespeare and Anne Hathaway is also believed to have taken place at St Andrew's Church.



Day-to-day facilities are available in nearby Bidford-on-Avon and Alcester, both about four miles away. Alcester is a quintessential market town, dating back to Roman times, with some lovely independent shops, public houses, restaurants, cafes, and a Waitrose supermarket. Stratford-upon-Avon has a further range of shopping and recreational facilities and a leisure centre. It is the home of the Royal Shakespeare Company and the cultural centre of the region.

There are a wide range of private, state and grammar schools in the area to suit most requirements, including Stratford and Alcester grammar schools, The Croft Prep School and Stratford Prep School in Stratford-upon-Avon and Warwick Prep, Warwick Boys schools, and King's High School for girls in Warwick.

There is access to the M40 at junction 15 for Birmingham and London, and the M5 gives access to the Southwest. Intercity trains run from Evesham to London Paddington and Warwick Parkway to Birmingham and London Marylebone.

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

The property

Church House, thought to date back to the 16th century, has been beautifully restored and updated by the current owners with a high-quality finish that combines elegance and modern comfort. Meticulous care and attention has been paid to the fine details throughout this desirable home, with high-quality materials and products used throughout. The current owners undertook significant works to the house, including new windows, floors, heating systems, plumbing and electrics, completed in 2021 with the addition of a stunning new kitchen extension. The finished home effortlessly blends the original character of this traditional farmhouse with style and functionality for modern luxury living.

Church House has been thoughtfully designed ensuring a comfortable, practical and efficient living experience. The front door opens into the welcoming entrance hallway which has the original flagstone flooring and high ceilings reflecting the age of the property.





To the left of the hallway is a beautiful drawing room with a front aspect, oak flooring, a log burner, media storage cabinet and a window seat, a lovely place to sit and enjoy the views. There is also a door from the drawing room into the rear hallway.

Through an archway to the right side of the hallway, mirroring the generous proportions of the drawing room, is a sitting room with original flagstone flooring, a log burner with prominent feature oak surround, exposed beam, a window seat and alcove shelving. This is a delightful room and would be an ideal family room allowing the drawing room to be used for more formal occasions.

From the sitting room, the accommodation continues into the striking open-plan kitchen/dining/family room. This beautiful oak-framed extension is an enviable space where the quality of finish shines through. Mandarin Stone limestone flooring with underfloor heating runs the length of this 40ft room, with full-width glazed bifold doors opening to the large south aspect entertainment patio and garden, allowing light to flood in.

The bespoke kitchen is fitted to an incredibly high standard and is a home chef's dream with a five-oven electric programmable AGA, a double pantry cupboard with marble slab, ample worktops in London Grey stone and a central island with Dolomite stone top.



There is a dedicated baking corner with concealed up-and-out mixer table; prep sink on the island; oak breakfast bar; Belfast sink; dedicated breakfast preparation area and a dining table that seats 16 people. The integrated appliances are of an exceptional quality and include a Liebherr double fridge with freezer drawers below; Miele smart dishwasher, a Liebherr under-worktop fridge in the breakfast unit and a second for drinks in the central island; as well as a Quooker Cube tap providing boiling, chilled filtered and sparkling water. A stable door from the kitchen leads to a side covered passageway with floor-level Belfast sink and a warm dog/boot shower and hose tap.

The laundry room is accessed from the kitchen with a further door providing access to The Hideaway (annexe) across a short covered walkway. The laundry room perfectly illustrates the mix of style and functionally evident throughout Church House with a selection of storage including concealed wet baskets and dry ironing storage, an integrated slimline Miele dishwasher, space and plumbing for a washing machine and dryer both set at eye-level, ceramic sink, London Grey stone worktop and electric underfloor heating.

Double French doors lead from the kitchen to an elegant library/music room, a feature of which, is the inglenook fireplace with log burner. There are floor-to-ceiling bespoke oak bookshelves with lighting and a large fitted oak storage cupboard. This well-proportioned room is a wonderful haven from the buzz of family life, whilst the double doors to the kitchen make it the perfect place for pre-dinner drinks when entertaining.

From the inner hallway is a further reception room, currently used as a gym, with window seat and shelving for the house media hub. There is also access to the downstairs cloakroom and an original back door leads to the rear enclosed porch, vaulted with oak and glass giving a lovely height to the space. From the enclosed porch, a further door leads to an open porch and small courtyard with well and ornamental water pump.

The original stone steps lead down to the cellar, which has been transformed and is now partially tanked. One side is used as a double study, ideal for home workers, and the other is an excellent wine cellar/pantry with cold slab.





The upper floors mirror the exacting standard of finish on the ground floor, with breathtaking views from the landing and front bedrooms out across the grounds and over to the Cotswolds. The principal bedroom suite runs from the front to the rear of the property, with exposed beams and two window seats. A sizeable dressing room is off the principal bedroom with an array of fitted bespoke open hanging and shelving units and a central dressing island with drawers, shoe rack and integrated dressing table. The en suite bathroom is a haven from the outside world with Vitra double basins, marble top, a freestanding bath, large walk-in shower and electric underfloor heating.

There are two further double bedrooms on the first floor, making the first floor accommodation ideal for families. The front facing second bedroom has a cupboard and an en suite shower room, whilst the rear third bedroom has a vaulted ceiling with exposed original beams and a spacious en suite bathroom with electric underfloor heating. Also on this floor is a walk-in airing cupboard housing the hot water tank and shelving.



The second floor has two large double bedrooms both with vaulted ceilings and bespoke fitted wardrobes and shelving. A family bathroom with electric underfloor heating completes the accommodation to the second floor. On each landing, the stairs have safety gates carefully designed to integrate with the balustrades, ideal for families with small children.

Church House offers superb flexible accommodation with the addition of The Hideaway and The Studio. Both could be used as guest accommodation and make the house suitable for multi-generation living.



The Hideaway

The Hideaway is a self-contained unit with its own front stable door, a good-sized sitting room with space for a breakfast table, and a kitchenette. Upstairs is a double bedroom with vaulted ceiling, built-in storage and an en suite shower room with electric underfloor heating. This annexe is a calming sanctuary and would be ideal for a dependant relative or would work well as a holiday let having access separate to the main house.



The Studio

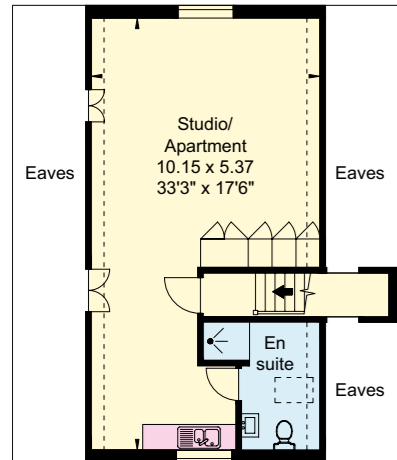
The Studio is separate from the main house and accessed down the side of the garage. A door leads into a small hallway with a WC and plumbing for a washing machine; internal access to the garage itself; and a staircase rising to the first-floor accommodation. Upstairs is a spacious well-appointed, soundproofed studio apartment. The accommodation features an open-plan double bedroom and lounge area with fitted wardrobes, a kitchenette/dining area and a spacious shower room. There is additional storage in the eaves and electric underfloor heating to the kitchenette and bathroom. The Studio could also be used as a holiday let and would also make ideal staff accommodation. The Studio would also work well as a home office separate from the main house.



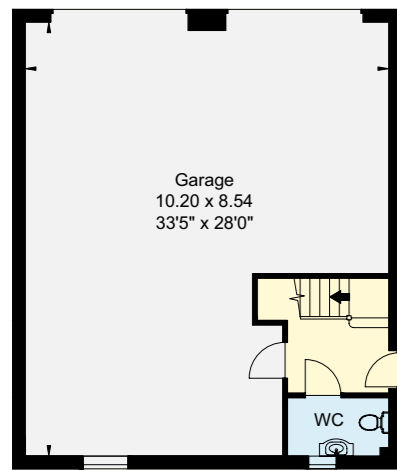
Approximate Gross Internal Floor Area

- House: 412 sq m (4,436 sq ft)
- The Hideaway: 47 sq m (506 sq ft)
- The Studio: 55 sq m (592 sq ft)
- Garage: 87 sq m (937 sq ft)
- Total: 601 sq m (6,471 sq ft)**
- inc. restricted head height

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.

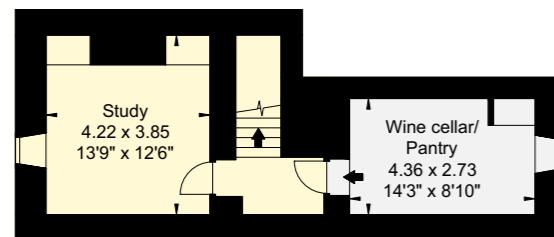


The Studio First Floor

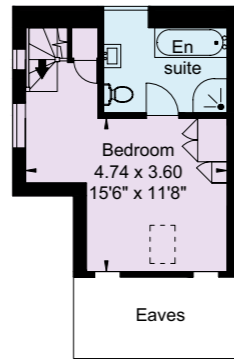
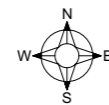


Garage Ground Floor
Not shown in actual location / orientation

Denotes restricted head height

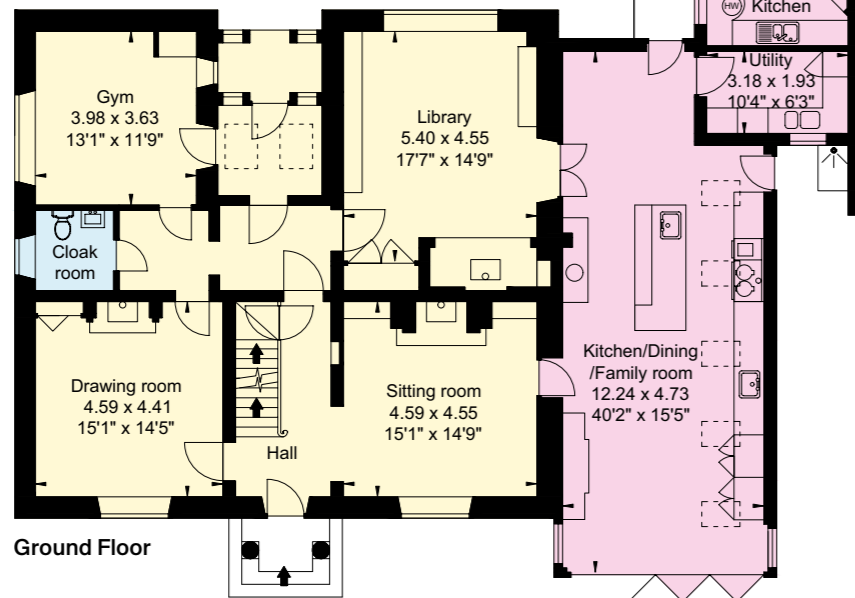
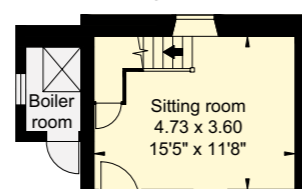


Cellar

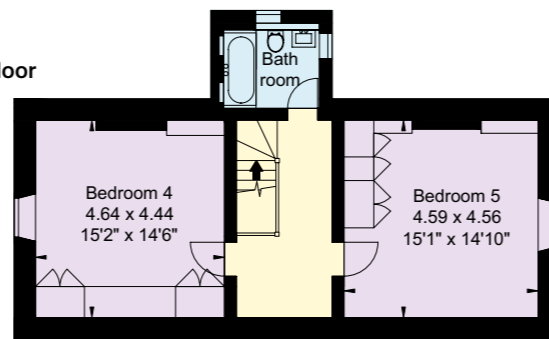


The Hideaway First Floor

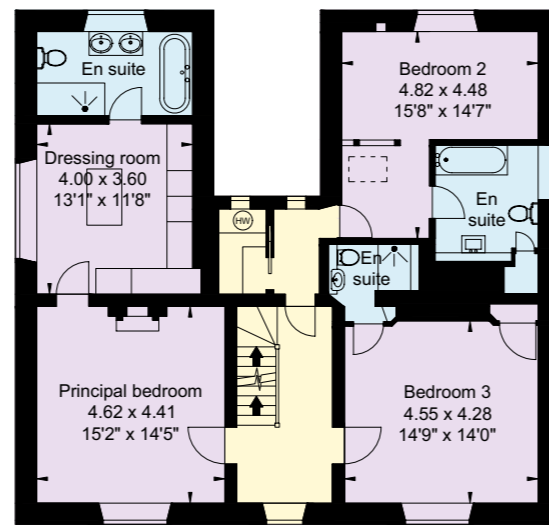
The Hideaway Ground Floor



Ground Floor



Second Floor



First Floor

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



Garden and grounds

Outside, Church House continues to impress. The same meticulous care and attention to detail evident in the house is apparent in the gardens and grounds. There are several patio areas, a sizeable lawned garden, an excellent play area with south-facing panoramic views and two paddocks.

The secure gardens are a thoughtful blend of lush greenery and colourful blooms, designed to meet the interests of the whole family. A large patio extends through the bifold doors from the kitchen with continuation stone flooring ideal for entertaining and admiring the extensive views. A further large barbecue terrace is strategically placed halfway down the garden adjacent to the large lawned area, ideal for outdoor gatherings, games, or simply basking in the sun. There is also a shed, greenhouse, sunken trampoline, play area and separate fenced dog run and shelter.

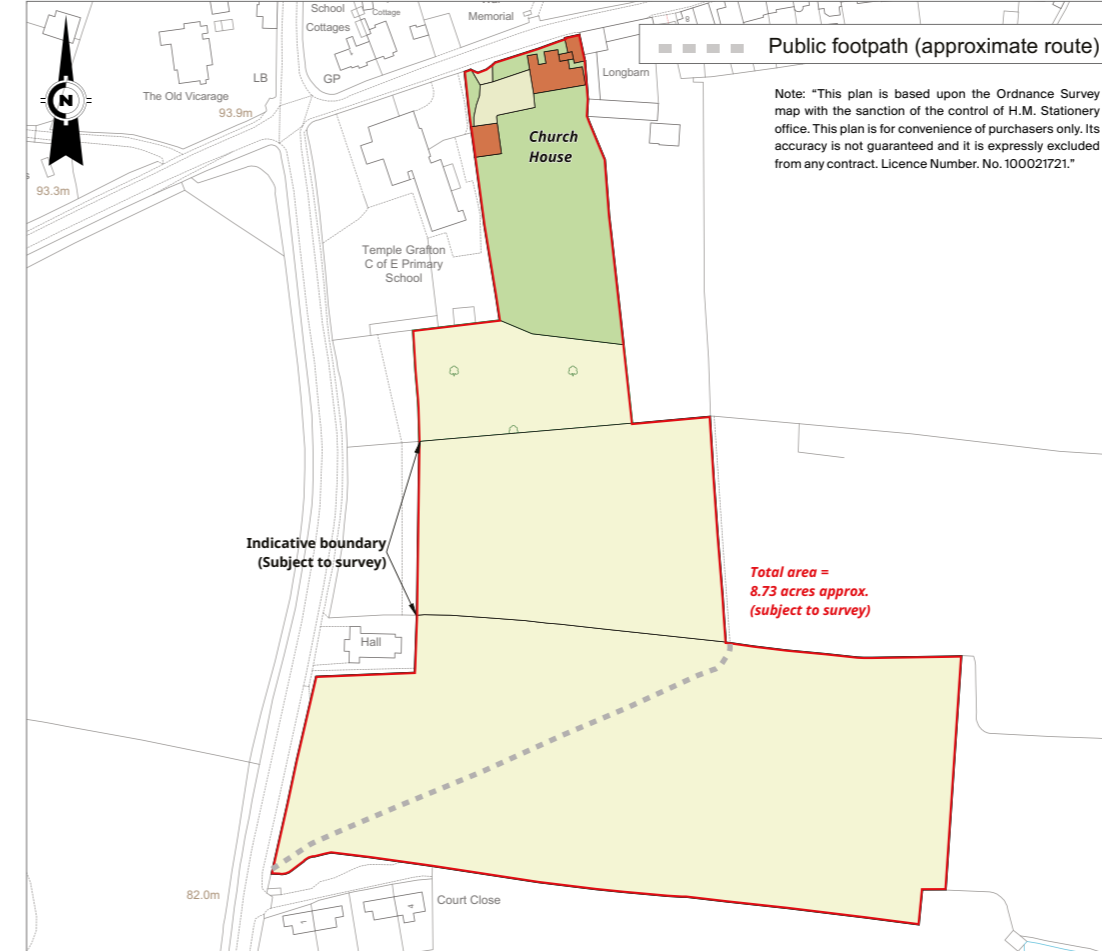
The bespoke play area is exceptional and clearly would be the dream of any child, big or small! The area is crafted from fallen trees, and part of the treehouse has been carved inside a large oak tree trunk. There is lighting to the tree house, a stage for performances, a swing, slide, monkey bars, stepping logs, a bridge, zip wire, and large sandpit with water pump.





A well-stocked orchard of various apple, plum, damson and greengage trees promises a delightful harvest and leads to a fenced 2.5 acre paddock with a further 4.5 acre field beyond at the lower end of the plot. The lower field is agricultural land and has a footpath across it, which is not visible from the main house due to mature hedgerows and trees, all recently infilled and expanded with native hedge whips. The paddocks can be accessed from the main road and ensure that Church House caters well for an equestrian purchaser.

The house is accessed either by a pedestrian gate leading to the rear porch of the property and The Hideaway entrance; or by double electric wooden gates with an intercom system opening into a large, gravelled parking area to the side of the property, with parking for several vehicles. A large detached garage has space for four to five cars, electric up and over doors, two electric charging points: one outside and one inside the garage, and Solar PV panels on the roof with storage batteries inside linked to the main house. A five bar gate leading to the front of the house and gardens offers additional security from vehicles for playing children and animals.



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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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Directions (B49 6NU)

What3words: [///gong.static.safe](https://www.what3words.com/#!////gong.static.safe)

Services

Mains water, electric and drainage. Biomass heating system. Solar panels on garage with battery backup. Most rooms have a 5-amp circuit and there is wiring for AV and ethernet throughout. The property also benefits from high-speed fibre to the property broadband.

Notes

Please note there is a public footpath across the bottom field. The footpath is not visible from the main house.





Date: 12 September 2024
Our reference: STR012458618

Church House, Church Bank, Temple Grafton, Alcester, B49 6NU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,400,000.

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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