



Millside
Mill Lane
Little Shrewley, Near Warwick





Beautiful family house in mature, private gardens to the west of Warwick.



Millside is situated in a secluded position within the sought-after village of Little Shrewley. The larger villages of Shrewley and Claverdon are close by. Claverdon is a popular village with amenities including a village hall, post office and stores, junior and infant schools and doctor's surgery.

The property is well-situated for access to the motorway network and railway stations at Hatton and Warwick Parkway with connections to London and the West Midlands centres of employment. There is an excellent range of schools in the area including primary schools at Claverdon and Lapworth,

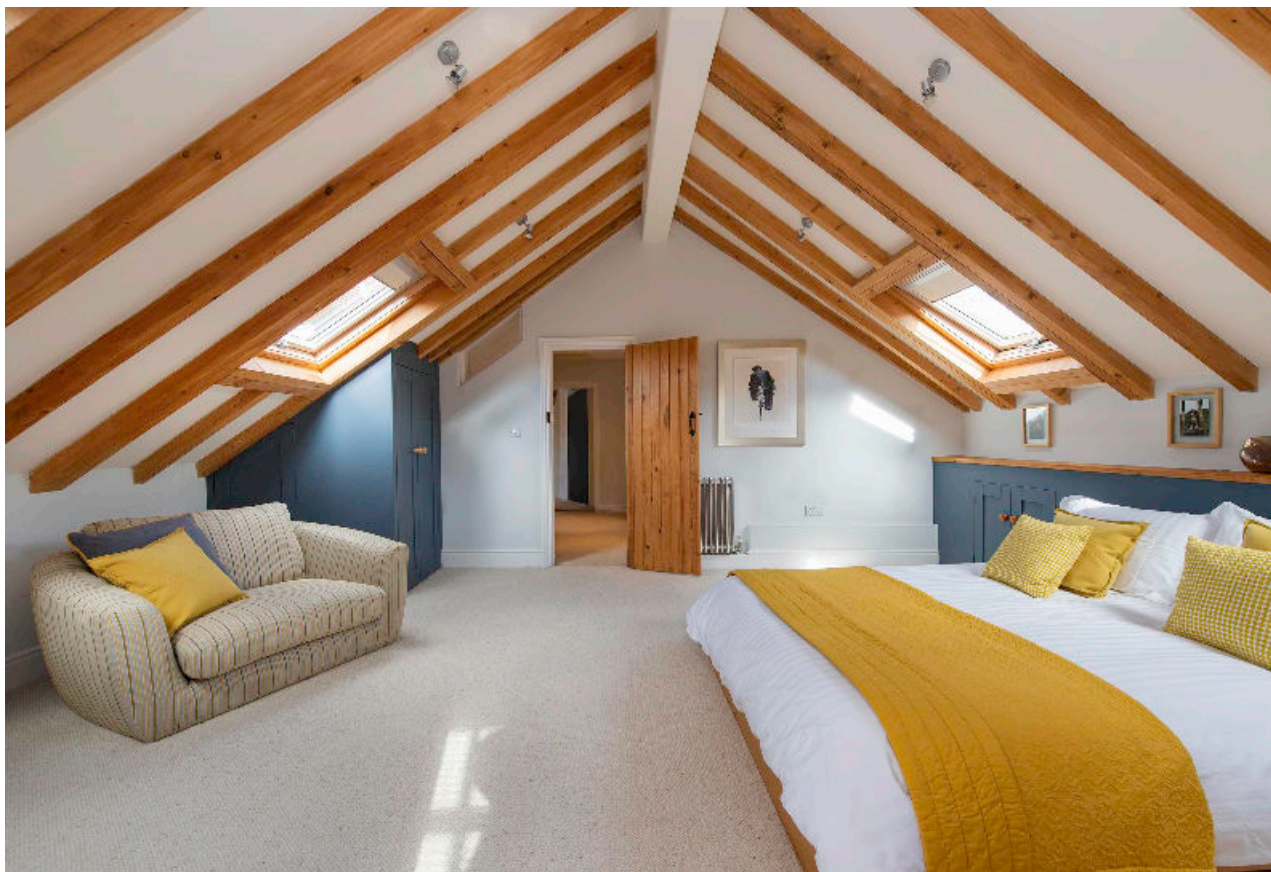


Warwick Prep and Public schools, King's High School for Girls, The Croft Prep School near Stratford-upon-Avon and Stratford grammar schools.

The region's cultural centre, Stratford-upon-Avon with its theatres and Shakespearean heritage is a short drive away whilst local sporting facilities include golf courses at the Ardencote Manor Country Club at Claverdon and The Warwickshire at Leek Wootton. Racing is at Stratford-upon-Avon and Warwick.



Warwick 6 miles, Stratford-upon-Avon 8 miles, Leamington Spa 8 miles, Birmingham 18 miles, M40 (J15) 4 miles, Warwick Parkway station 4 miles (direct to London Marylebone from 69 minutes), Birmingham International Airport 16 miles (distances and time approximate).



The property

Millside is a lovely family home, believed to date in part to the 16th century. The property is beautifully presented, blending fine traditional features such as ledged and braced doors, Georgian style pane windows, vaulted ceilings and exposed timbers with a modern, contemporary style which flows throughout and a flexible layout which is ideal for modern family living.

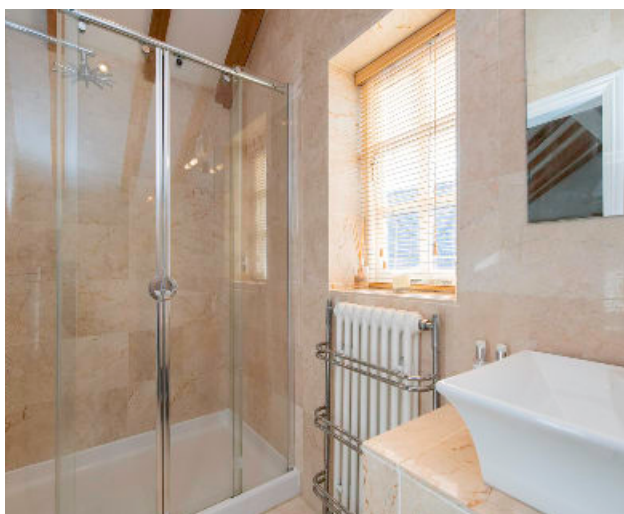
The spacious accommodation is spread over two floors. To the ground floor there are range of lovely reception spaces to relax and entertain within. They sit within the older parts of the property and include lovely fireplaces with woodburners to the lounge, dining room and home office, flagstone flooring and original timberwork. These rooms compliment the superb kitchen/ breakfast room which is located within a more recent extension with Amtico flooring and bifold doors to the garden. The fully fitted kitchen features granite surfaces, a four oven oil fired Aga and a range of high specification integrated appliances. Beyond the kitchen is a useful utility room, with a fan assisted oven and induction hob, which leads to a home gym. Whilst the rear hallway has a guest cloakroom just off.

Stairs rise from the vaulted hallway to the first floor landing from which there is access to the property's four generous bedrooms and family bathroom. The principal bedroom has exposed timbers, a walk through dressing room and en suite bathroom with a Victoria and Albert slipper shaped bath, Villeroy & Boch wash hand basin with granite top and wc. Bedroom two is a further large double with exposed timbers, built in cupboards and a modern en suite shower room. Bedrooms three and four are also generous spaces which share the beautifully appointed family bathroom with under floor heating, Villeroy & Boch sanitary ware, large shower and a Victoria and Albert bath tub.

Outside

The property is approached through double electrically operated wooden gates to a bonded gravel driveway and parking area from which there is access to a brick and tiled detached double garage with workshop and loft storage above. A lovely patio terrace with covered dining area overlooks the main lawn and gardens, it is the perfect space in which to relax, entertain and dine al fresco on sunny summer days and evenings.

The gardens are a particular feature of the property and are principally lawned, bounded to one side by a beech hedge and with a hedge of Espalier apple trees. The garden has been carefully planned and incorporates a wide variety of trees



and shrubs including a variety of magnolias, camellias, grapevines, spinney area with cedar, oak, walnut, birch, larch, rowan, acers, ash, hornbeam, acacia, birch and other varieties. The front lawn features shrub and rose borders, magnolia and laburnum, with climbing roses and honeysuckle adorning the walls of the house.

Additionally, a large open-fronted timber barn provides a vast storage space and is an ample size to fit a caravan, motorhome or boat.

Services

Mains electricity, water and drainage are connected to the property. LPG fired central heating system and an oil fired Aga.

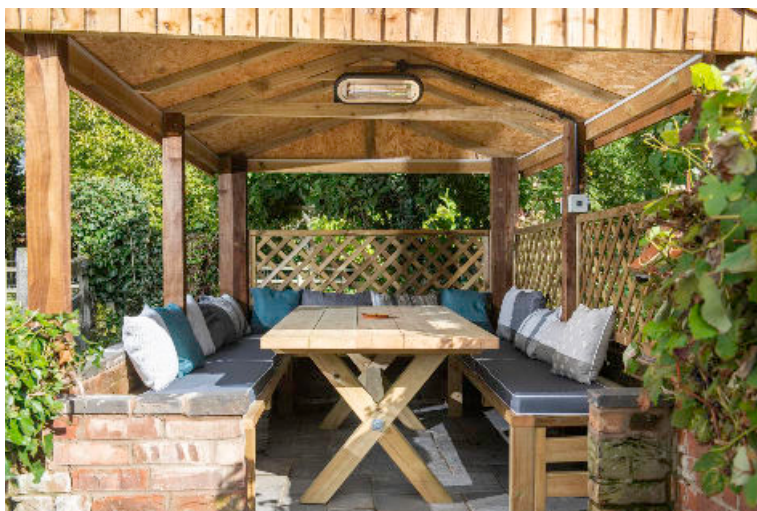
Directions (CV35 7HN)

From the M40 (J15) take the A46 north towards Coventry. Take the first exit signed Solihull on the A4177. Proceed for about two miles, passing The Hatton Arms public house on the left and fork left, signed Shrewley on the B4439. Turn right into Mill Lane, opposite the turning to Hatton Station, and the entrance to Millside will be found on the left hand side, immediately after the mill.

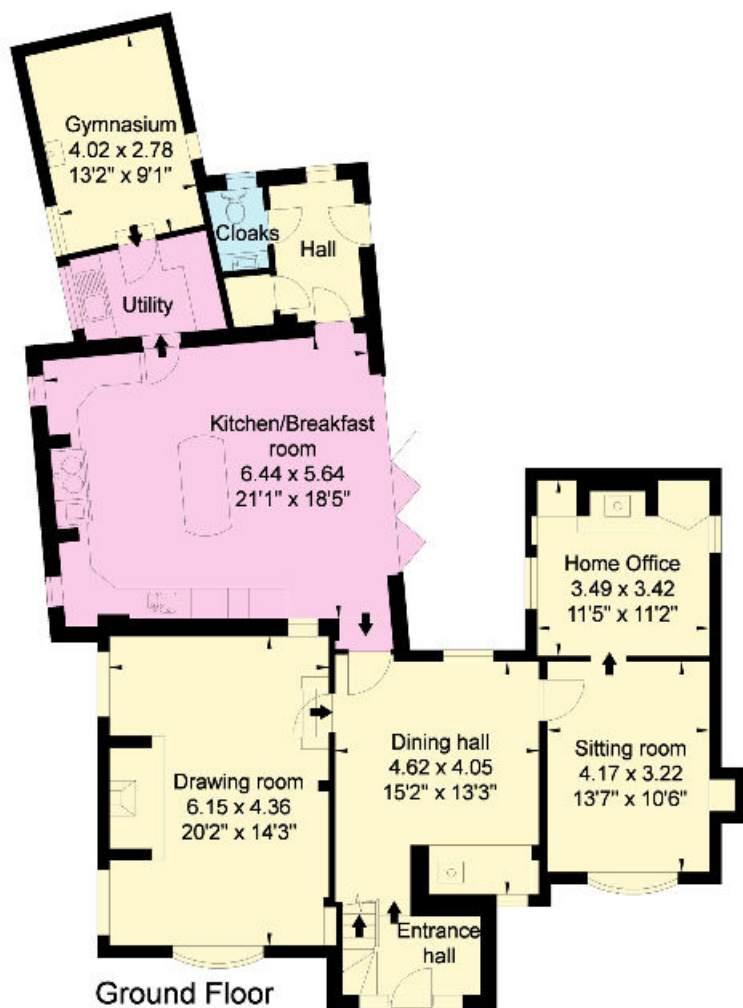
Terms

Tenure: Freehold

Local Authority: Warwick District Council. Council Tax Band: G

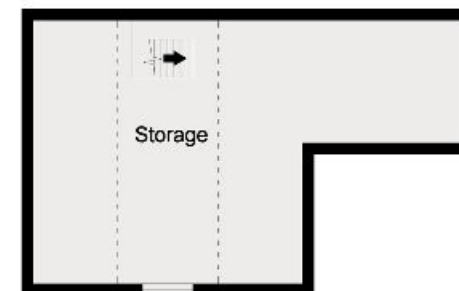
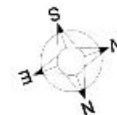




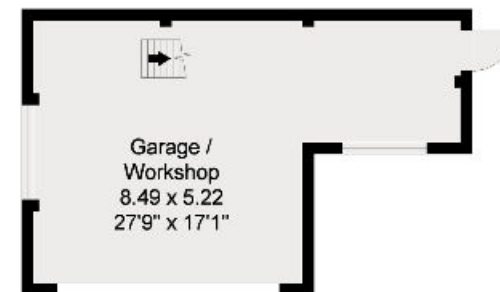


Approximate Gross Internal Floor Area
302 sq m/3,251 sq ft

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



Outbuilding First floor



Outbuilding Ground floor
 Not shown in actual location / orientation

Denotes restricted head height

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I would be delighted to tell you more.

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Particulars dated October 2020. Photographs and videos dated October 2020.

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