



The Old Mill House, Five Ways, Shrewley, Near Warwick



A beautiful family home with ancillary accommodation and land totalling 1.47 acres.

Distances

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

Situation

The Old Mill House is situated on the edge of the village of Shrewley in a secluded position. The larger villages of Lawsonford, Claverdon and Lapworth are close by. All are popular villages, with Claverdon and Lapworth benefiting from several 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 the West Midlands centres of employment and surrounding towns.



5



3



4



EPC

F

Tenure

Freehold

Local Authority

Warwick District Council
01926 450 000

Council Tax

Band H



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.

Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre. There are a number of golf courses locally, including the Ardencote Manor Country Club at Claverdon and racing at Stratford-upon-Avon and Warwick. The Cotswolds lie a short distance to the south.

The property

The Old Mill House is a beautiful home situated within this excellent location. The property features a great range of accommodation throughout, presented immaculately.

One enters the property via a reception hall with stairs rising to the first floor and doors radiating to the principal reception rooms, which include a delightful drawing room and an excellent dining room, both featuring original fireplaces. The hub of this home is sure to be the stunning kitchen breakfast room, having a bespoke Mark Wilkinson kitchen and central island with integrated appliances, including two Miele ovens, a Miele hot plate, microwave, hob and two dishwashers.









Double doors open out from this room into the 'walled garden', ensuring this space lends itself well to those that like to entertain.

The ground floor is enhanced further via the family room, study, utility and cloakroom. Please note there is a cellar accessed via the hallway, which could lend itself to various uses.

The upper floors comprise a principal bedroom suite with dressing room and well-appointed en suite bathroom, four further double rooms and two bathrooms, one for each floor.



Approximate Gross Internal Floor Area

House: 367 sq m (3,951 sq ft)

Annexe: 43 sq m (463 sq ft)

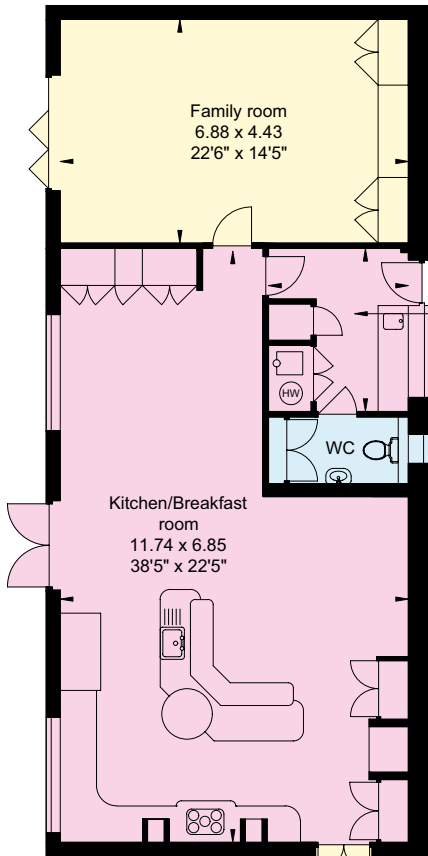
Garage: 39 sq m (420 sq ft)

Total: 449 sq m (4,834 sq ft)

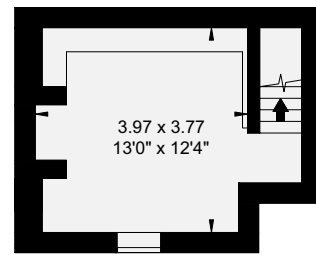
inc. restricted head height

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.

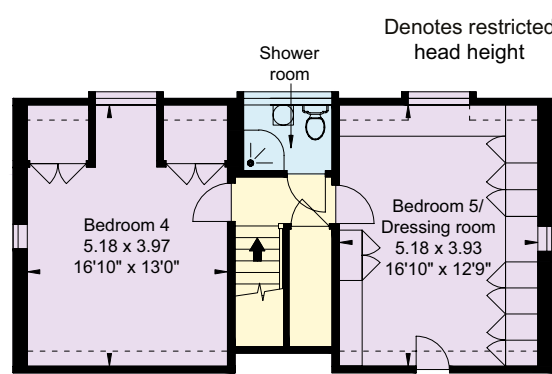
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



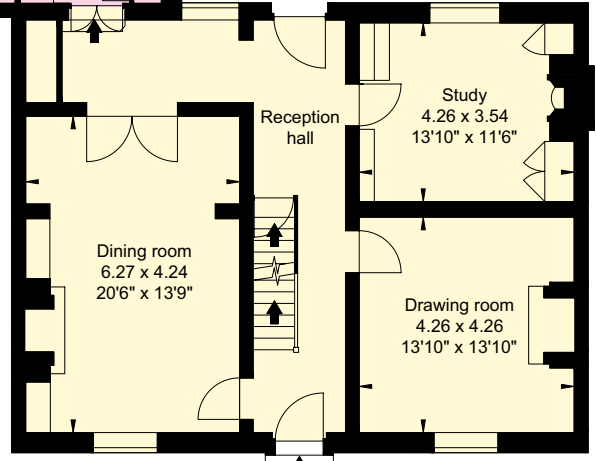
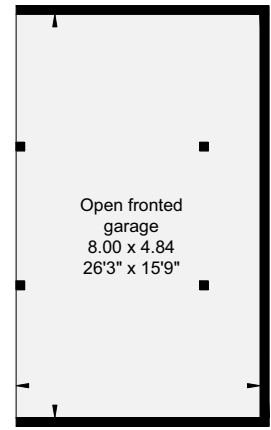
Utility
3.23 x 2.77
10'6" x 9'1"



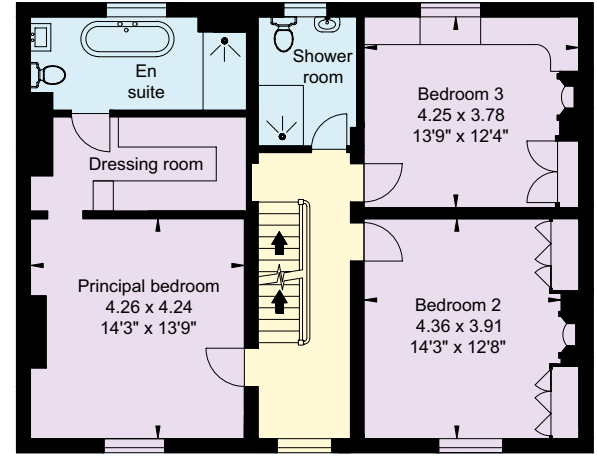
Cellar



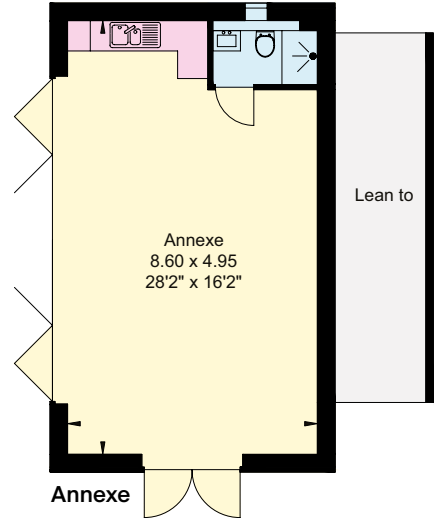
Second Floor



Ground Floor



First Floor



Annexe

Outside

The Old Mill House is enhanced further via a gated driveway offering parking for several cars and giving access to the carport with a universal car charging point.

To the rear of the property is a self-contained annexe comprising a large room with kitchenette and shower room. This space works exceptionally as a studio, gym or home office.

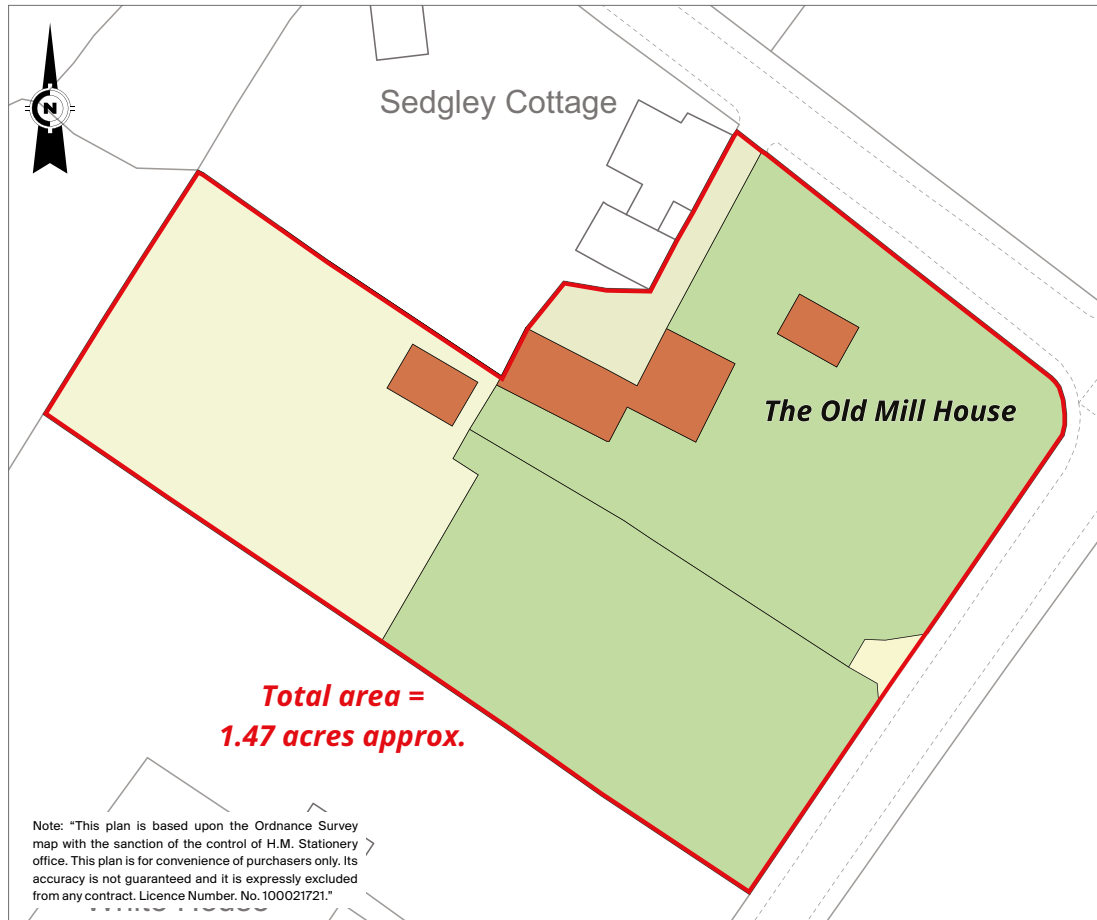
The formal gardens are excellent, having a walled garden perfect for entertaining with a great range of herbaceous borders offering an abundance of colour around the lovely patio area. There is a formal garden area to the front and a further paddock to the side, which reaches down to the annexe.

Services

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







Fixtures and fittings

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

Directions (CV35 7HT)

From the M40 Junction 15, at the main roundabout, follow the signs towards Stratford-upon-Avon on the A46. At the second smaller roundabout, take the second left signposted Norton Lindsey. Continue on this road until the T-junction with the A4189 and turn left towards Claverdon. In the centre of Claverdon, turn right, signposted Shrewley, continue through the village of Shrewley and at the crossroads, proceed straight over on to Five Ways road, where the property will be located on your left-hand side.

Viewing

By prior appointment only through the agents.

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
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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: 03 August 2023
Our reference: STR150310

The Old Mill House, Five Ways Road, Shrewley, Warwick, CV35 7HT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,250,000.

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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