



Cranhills
Clarkes Green, Warwickshire



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An immaculate family home set within this idyllic location, surrounded by its own land with stunning views.

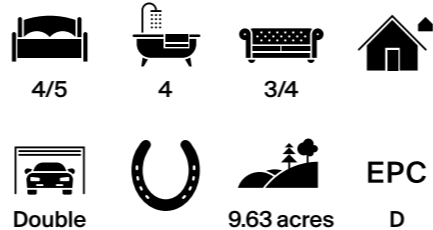




Alcester 6 miles, Henley-in-Arden 5 miles,
 Stratford-upon-Avon 11 miles, Warwick 14 miles,
 Birmingham 18 miles, London 115 miles,
 Leamington Spa 16 miles
 (distances and times approximate)

Situation

Cranhills is situated within an idyllic position. The town of Studley is within 2 miles and Henley-in-Arden is within 5 miles, both offer a range of local shops and amenities for day to day requirements, and Waitrose in Alcester is about 4 miles away. There are more extensive shopping and facilities in the nearby centres of Birmingham, Stratford-upon-Avon, Warwick and Leamington Spa. The property is well located for access to the motorway system just a short distance from Junction 3 of the M42. Birmingham international airport and railway station are about 18 miles away. The area has an excellent range of state, grammar and primary schools to suit most requirements. There is a range of sporting opportunities available with horse racing at Stratford, Warwick and Cheltenham, and a number of excellent golf courses within the area. Close by are a number of cultural attractions including Ragley Hall estate, Coughton Court and the RSC theatres in Stratford-upon-Avon.



Description of property

Cranhills is a substantial family home with bright and modern accommodation totalling 4,890 sq ft, set in glorious gardens and grounds.

Cranhills is entered via double solid oak front doors, set within an open storm porch into a light and welcoming reception hall. A set of French doors overlook the rear garden and flood the space with light. There is a wood burning stove and comfortable sitting area. A lovely medium oak staircase rises to the first floor and doors radiate off the reception hall to the drawing room, dining room and kitchen/breakfast room. There is also a guest cloakroom.

Double doors open to the drawing room, which is a light and bright space with French doors out to the gardens ideal for enjoying the summer months and the views. A feature inglenook fireplace with inset log burning stove is a lovely focal point of the room and provides a feeling of traditional style. The dining room at the rear of the property is perfect for more formal entertaining and has the benefit a dual aspect.

Double doors open to the large kitchen/breakfast room which is the real heart of the house and is perfect for modern family life. The kitchen is well fitted with a good range of bespoke floor mounted units with contrasting dark granite work surfaces and a range of integrated appliances. The large central island unit provides further storage and work space. The feature cream Aga is a classic touch. The breakfast/dining room flows from the kitchen and has the benefit of French doors overlooking the gardens. There is a good-sized utility room with space and plumbing for washroom appliances and a door through to the porch area and outside.

The sitting room just off the kitchen is a cosy light space, perfect for relaxing. French doors open to the garden and a window overlooks the front aspect. There is a feature, gas burning stove set on a lovely slate hearth.



The turning staircase rises to the large first floor landing area where four of the five bedrooms are located. All four bedrooms have their own en suite bath/shower rooms. The master bedroom suite is a fabulous space and has the benefit of a large dressing room with ample storage. There is a sitting area with a Juliette balcony over-looking the gardens and a well fitted en suite bathroom with separate walk in double shower.

A further flight of stairs rise to the fifth bedroom/office/hobby room. This large, light space lends itself to use as a study area or hobby room.



Gardens and grounds

Cranhills is approached via a gated driveway which leads to parking for several cars and the double garage. Above the double garage is a superb apartment with the benefit of a ground floor kitchen with a first floor living room/bedroom and well-fitted en suite shower room.

The formal gardens are a delight having a beautiful barbeque patio area with a stunning tiered mainly laid to lawn garden area. Surrounded by 9.63 acres of its own land, Cranhills is sat in a most delightful location with a tranquil pond and several paddocks. A useful range of outbuildings including stables ensure that Cranhills caters well for those wishing to house several ponies or hobby farm. Please note that a footpath runs along the boundary of the land.

Services

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

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation. Carpets are included.

Directions (B80 7DX)

From Stratford-upon-Avon proceed north in the direction of Henley-in-Arden on the A3400. Upon reaching Wootton Wawen turn left by the Bull's Head Inn and proceed out of Wootton Wawen along Wawensmere Road. Continue along this road for quite some time until the end when you will be met by a T-junction. Turn left onto Hardwick Lane, continue along Hardwick Lane and the gates to the property will be on your right hand side after a short distance.



Terms

Tenure: Freehold

Local Authority: Stratford upon Avon District Council - Telephone 01789 267575

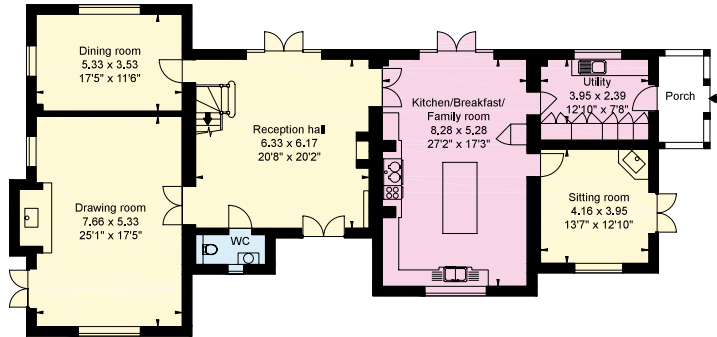
Council Tax Band: H

Viewing

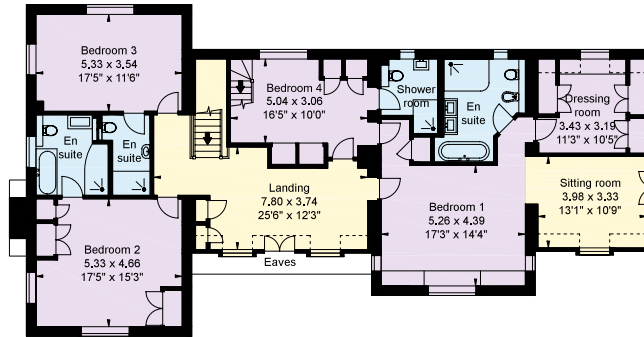
By prior appointment only with the agents.



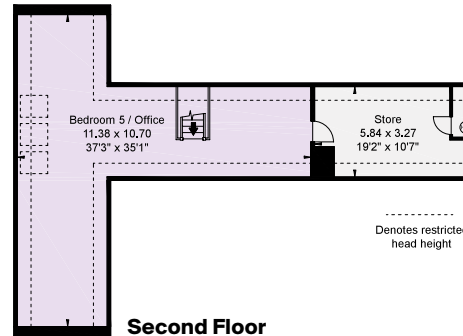
Approximate Gross Internal Floor Area
House: 454 sq m (4,890 sq ft)
Garage Block: 65 sq m (700 sq ft)
Flat: 38 sq m (410 sq ft)
Outbuildings: 186 sq m (2,003 sq ft)
Total: 743 sq m (8,003 sq ft)



Ground Floor



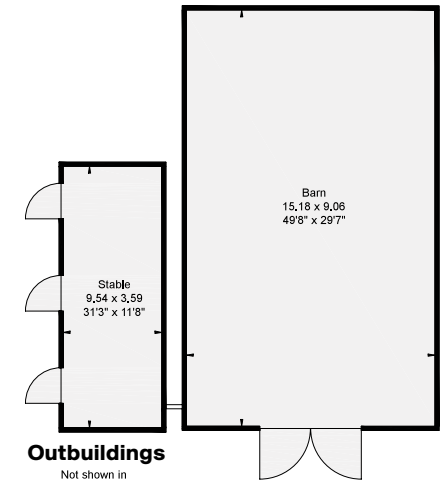
First Floor



Second Floor

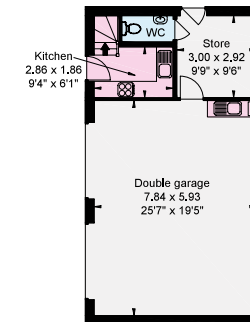


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



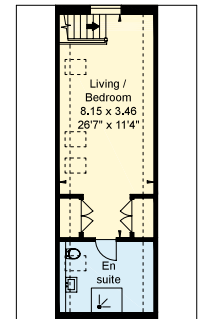
Outbuildings

Not shown in actual location / orientation



Ground Floor Garage Block

Not shown in actual location / orientation



First Floor Flat

Knight Frank Stratford-upon-Avon
 Bridgeway House
 Bridgeway
 Stratford upon Avon
 Warwickshire CV37 6YX

knightfrank.co.uk

I would be delighted to tell you more.

William Ward-Jones
 01789 297735
stratford@knightfrank.com

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: 10 April 2024
Our reference: STR190127

Cranhills, Clarkes Green, Studley, B80 7DX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,150,000.

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



KNIGHT FRANK LLP

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V4.2 Feb 24