



Peter Clarke

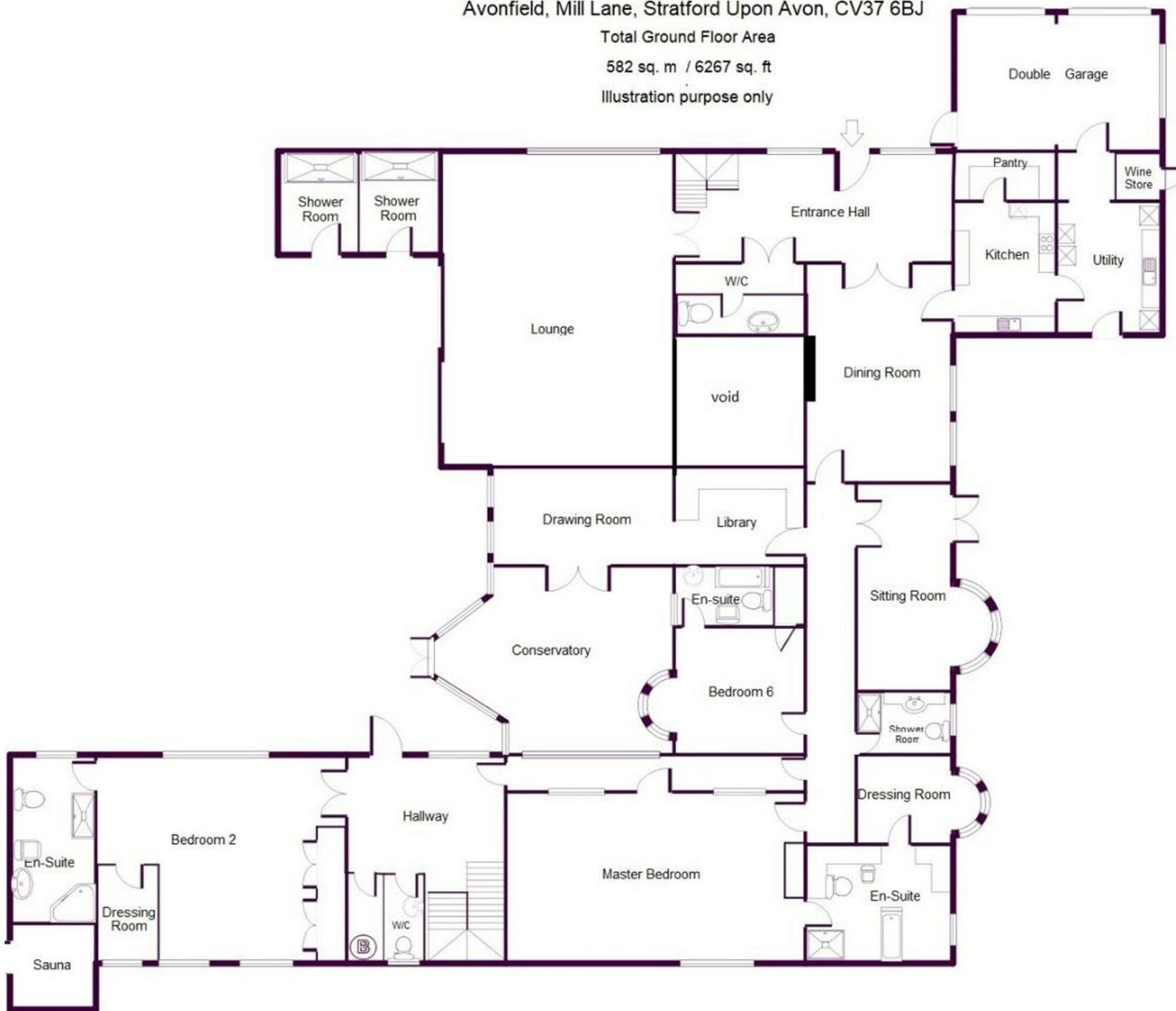
Avonfield, Mill Lane, Old Town, Stratford-upon-Avon, CV37 6BJ

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Total Ground Floor Area

582 sq. m / 6267 sq. ft

Illustration purpose only



Avonfield Mill Lane, Stratford Upon Avon, CV37 6BJ

First Floor

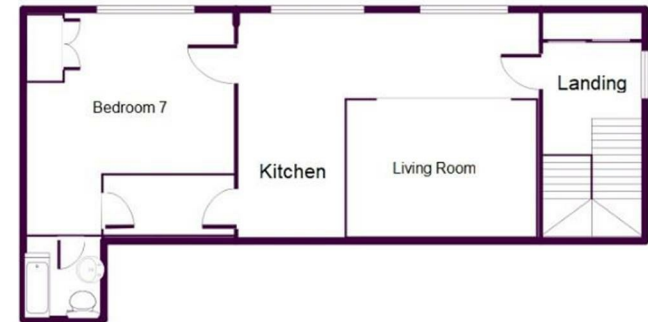


Illustration purpose only

192 sq. m / 2069 sq. ft



- Distinctive, prominent position in the Old Town
- A most unique redevelopment opportunity
- Substantial and flexible accommodation
- Private gated driveway
- Situated opposite Holy Trinity Church
- Set within 1.34 acres
- Private walled gardens
- Seven bedrooms
- Double garage and substantial driveway parking
- No chain



Guide Price
£3,000,000

Tucked away in a quiet setting and off a private gated drive, Avonfield enjoys perhaps the most exclusive position within Shakespeare's Old Town. The property totals approximately 1.34 acres, offering an excellent development opportunity (STPP). Whilst in need of some refurbishment, the substantial and flexible accommodation provides approximately 8336 sq.ft. Boasting seven bedrooms, six bathrooms, and five reception rooms. Including an easily annexed area to the rear with space and plumbing for separate kitchen. Outside, there are three areas of garden space and ample car parking areas.

STRATFORD UPON AVON

is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South. In addition, there are trains from Warwick Parkway to central London in under 90 minutes.

ACCOMMODATION

SPACIOUS ENTRANCE HALL
with oak panelling and stairs to first floor.

CLOAKROOM
with marble tiling

SITTING ROOM
with vaulted ceiling, sliding doors to pool area and floor to ceiling windows to front.

DINING ROOM
with vaulted ceilings and exposed beams, stone fireplace with gas fire.

KITCHEN
with tiled floor, blue pearl granite worktop, five oven Aga, further electric ovens and hobs, walk in pantry.

UTILITY
with tiled floor.

LIBRARY
with oak panelling and bespoke fitted bookshelves.

DRAWING ROOM
with stone fireplace housing gas fire.

CONSERVATORY
with marble flooring and opening to pool area.

SECOND SITTING ROOM
with bay window and french doors to rear garden.

BEDROOM SIX
with fitted storage. EN SUITE with corner bath, wc, bidet and wash hand basin.

GROUND FLOOR SHOWER ROOM
with marble tiling, shower, counter top sink, wc.

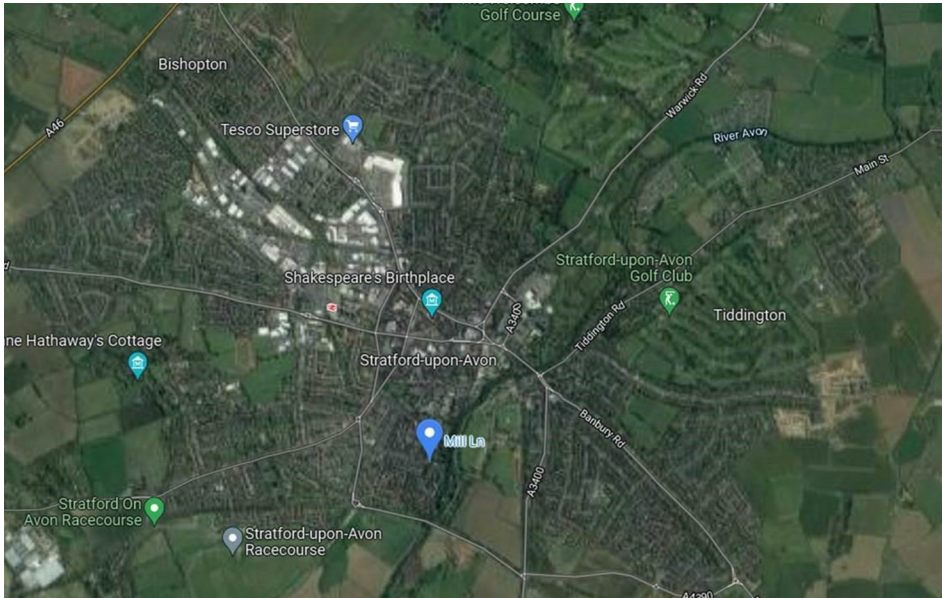
MASTER BEDROOM
with fitted storage and DRESSING ROOM. EN SUITE with oversized shower, wc, bidet, upright bath, marble counter top sink.

FRONT FIRST FLOOR LANDING

BEDROOM THREE
with fitted oak wardrobes and DRESSING AREA, french doors to side balcony overlooking front lawn.







BATHROOM

with bath having shower over, wc, marble counter top sink.

BEDROOM FOUR

with oak fitted cupboards and patio door to side balcony.

CLOAKROOM

with wash hand basin and wc

BEDROOM FIVE/STUDY

REAR ENTRANCE HALL

with door to pool area, floor to ceiling windows and stairs to first floor.

BEDROOM TWO

with fitted wardrobes and sliding doors to pool area. DRESSING ROOM with fitted wardrobes. EN SUITE with wc, bidet, wash hand basin and oval bath.

REAR FIRST FLOOR LANDING

with fitted storage.

KITCHEN/LIVING ROOM

with space and plumbing for kitchen units and white goods.

BEDROOM SEVEN

with dual aspect windows and fitted wardrobes. EN SUITE with wc, wash hand basin and bath.

OUTSIDE

DOUBLE GARAGE

with up and over doors, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: The detached quadruple garage is to be demolished as part of works relating to the land adjacent. The double garage shown on the floor plan is



to remain, with ample parking areas.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Heating is predominantly gas central heating with an electric warm air system serving the rear wing.

PLANNING: The property and overall site of 1.34 acres offers an excellent development opportunity. Purchasers are, however, advised to make their own planning enquiries as any development would be subject to planning permission.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band H

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent:

Peter Turner
Land & Development Manager
Direct Dial: 01926 695 585 Mobile: 07384 811 812

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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