



The Pool House, Alveston Leys Park, Alveston, Stratford-upon-Avon, Warwickshire, CV37 7QN

The Pool House, Alveston



Approximate Gross Internal Area
Ground Floor = 249.64 sq m / 2687 sq ft

First Floor = 153.19 sq m / 1649 sq ft

Garage = 43.72 sq m / 471 sq ft

Total Area = 446.55 sq m / 4807 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



- Smeg appliances throughout
- Marble surfaces, oak flooring in kitchen, sitting room and snug, oak and concrete tiling
- Schüco windows and doors
- Bespoke front door with biometric entry system
- Underfloor heating
- External uplighting, EV charging point, wi-fi heating controls
- Due south facing rear garden with built in wood fired pizza oven
- Wired for audio in the gym, kitchen, family room and terrace
- Cat 6 data cabling throughout and CCTV
- Kitchen skylight remote and rain sensor



Guide Price £2,950,000

In the little known and coveted Alveston Leys Park, a striking modern masterpiece. Of stylish design, sharp lines and texture including copper relief details, combined with a sedum roof and extruded brickwork, the property represents a truly individual residence that is ready to be enjoyed. Arranged over two floors with a Gross Internal Area of around 4,800 sq.ft. with five bedrooms, four bathrooms and five reception rooms. The hall has a 22ft vaulted ceiling and eventually leads through to an exceptional open plan modern entertaining space including sitting/dining and kitchen, around 60ft overall, overlooking the attractively landscaped gardens. The quality of the position and the maturity of the setting provides a established backdrop for this amazing home.

ACCOMMODATION

Bespoke cantilevered painted hardwood and glazed front door opens to

VAULTED ENTRANCE HALL

22ft from floor to ceiling, concrete tiles, imported end ply staircase.

DATA CUPBOARD

centralised controls.

CLOAKROOM

wall hung wc, bowl wash hand basin to tiled shelf.

BOOT ROOM/LAUNDRY/UTILITY

with range of built in cupboards, base and wall cupboard and drawer units, marble surfaces, single stainless steel sink, space for washing machine and tumble dryer. Door to kitchen and space for further appliances.

GYM

fitted cupboards, sliding door and sliding metal privacy screen.

SNUG

built in shelving, bookcases.

HUGE OPEN PLAN FAMILY/DINING ROOM AND KITCHEN

A superb space, around 60ft in width, bathed in light,

due south facing. A flexible sitting/dining and entertaining space. Located off is the glass door to the bar.

Beyond is the exposed brick fireplace with inset bi-ethanol feature fire and opposite, full width sliding doors to the rear terrace and garden. The room is left delightfully open plan to the

BAR

with mirrored back, built in wine racks and shelving.

BREAKFAST ROOM/KITCHEN

with large central island unit, marble surface, large gas wok burner, Smeg induction hob and matching extractor, two fan assisted ovens and further microwave/grill oven and warming drawer. Twin Smeg dishwashers. There is an excellent built in breakfast station with double pocket doors opening with Zip Hydro tap with boiling and ambient water, bin store and shelving under. Beside is a full height fridge and a stainless steel Smeg sink, wide pan drawers and remote control roof light also with a rain sensitive closing function. Feature lighting throughout, pocket door through to

DINING ROOM

presently used as a playroom. Sliding door to rear terrace and garden.







PLANT ROOM/LINEN CUPBOARD

with Megaflo hot water tank, Worcester gas fired central heating boiler, slatted airing racks.

FIRST FLOOR LANDING

From the hallway, a Dutch made end ply staircase rises to the landing with feature windows to front.

PRINCIPAL BEDROOM SUITE

overlooking the rear garden. His' and hers' en suites and dressing rooms, the bathroom with a large tub, shower cubicle, wash hand basin and wall hung wc. En suite dressing room and further en suite shower room with excellent oversized shower, wash hand basin and wall hung wc. A further dressing room.

DOUBLE BEDROOM

overlooking rear.

SHOWER ROOM

with wc, bowl wash hand basin and shower, roof light.

DOUBLE BEDROOM

overlooking rear.

DOUBLE BEDROOM

overlooking front, built in wardrobe.

BATHROOM

with bath, shower, wc, twin basins and roof light.

BEDROOM

overlooking rear, built in wardrobe.

OUTSIDE

The property is approached off a private shared driveway behind a resin composite driveway and turning area is a double garage, discreet bin store, gas and electric meters and a Zappi EVC charger point. Laurel hedges adjoin the lawned foregarden and planted silver birches. There are granite pathways and gated access to the rear garden.

DOUBLE GARAGE

with up and over remote door, power and light, built in rack and shelving.



REAR GARDEN

with a pathway leading to a private and sheltered entertaining terrace with built in pizza oven and plenty of lounging and dining space. Galvanised steel arbour and pathway lead to the mainly laid to lawn gardens with planted box, lavender and pleached hornbeam trees. There is feature uplighting, cold water tap and electric sockets outside.

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.

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.

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.

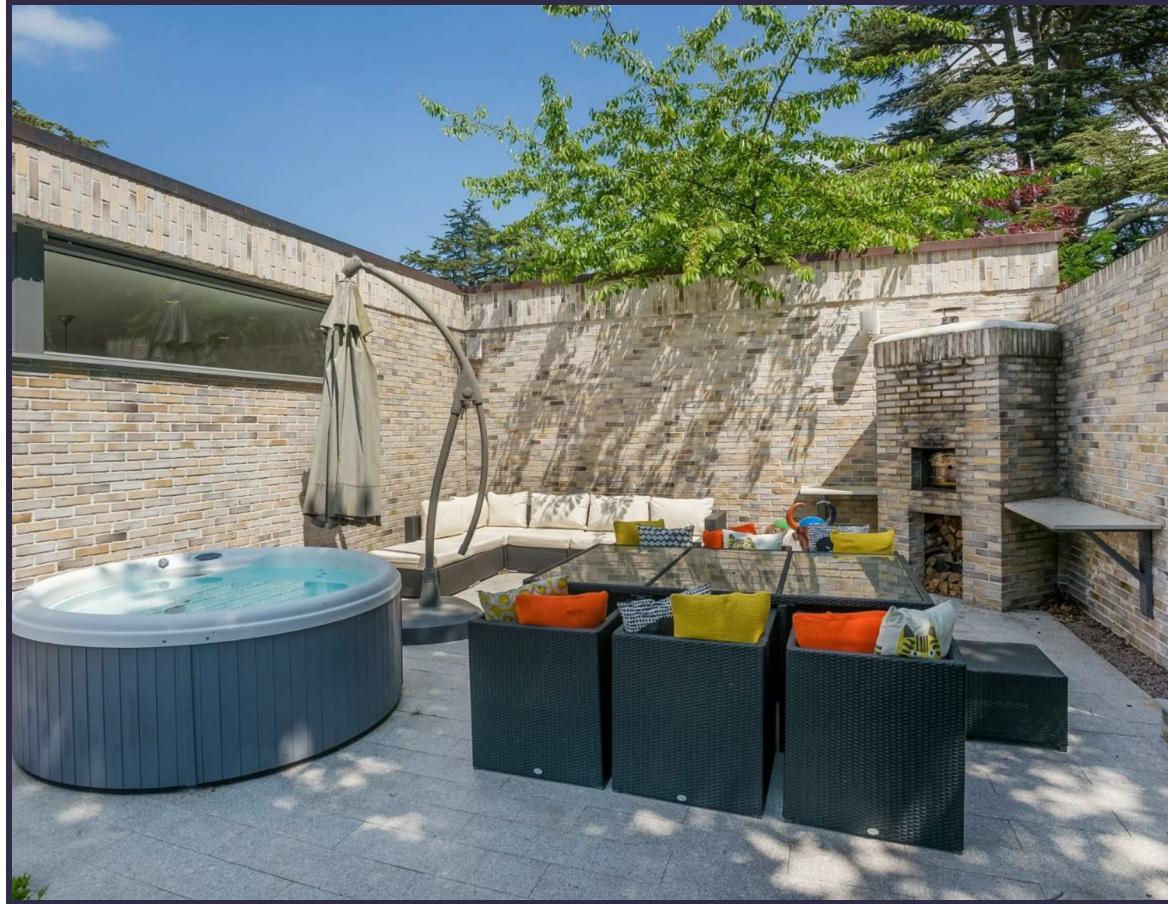
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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