



**EARLES**  
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**Little Fossbury,  
Stratford Road, Cranhill, B50 4LW  
Guide Price £1,295,000**

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Centrally situated within a 10.37-acre plot, this charming family home has been fully refurbished and extended in recent years. Outside, there is a triple garage with an insulated office, stable block, tack room, tractor store, orangery and a Dutch barn, which offers the potential (STPP) for conversion into a residential unit. The land is divided into three paddocks, being defined by established hedgerows and having road access.

Located in Cranhill, parish of Temple Grafton this property provides the perfect blend of rural living with ease of access to local amenities to include lovely country public houses such as the Golden Cross.

The property is situated midway between the villages of Bidford-on-Avon and Welford-on-Avon, and is within easy access of the A46, which, in turn, provides fast links to the M5, M6, M40 and M42 motorways. It lies just 5 miles from Stratford-upon-Avon, which is renowned as the region's cultural centre, being the birth and burial place of the world renowned and celebrated playwright and poet, William Shakespeare, and thus, is the home of the Royal Shakespeare Theatre. There are an excellent range of shopping and recreational facilities in the town centre, as well as at the Maybird and Rosebird Centres, together with a number of quality restaurants and public houses. The area is well served by schools to suit all age groups, including public, grammar and private schools, for both boys and girls. We have been informed that the Warwick School Foundation bus will collect children that live in the property from outside the driveway.

No Upper Chain.



The property is set back from the road behind secure electric gates that open onto the stoned driveway, which provides parking for multiple vehicles, and leads to the main house.

### Reception Hall

7'2" x 15'1" (2.2m x 4.6m)

Having a solid oak front door with two double glazed lead windows each side, intercom system for the electric gates, wood panelling to half height, original timber staircase leading to the first floor and doors leading to ground floor rooms.

### Living Room

12'0" x 15'5" (3.66m x 4.7m)

Having UPVC double glazed windows to three walls allowing natural light to flood through, central natural stone fireplace and exposed timber joists to the ceiling.

### Dining Room

11'9" x 11'9" (3.6m x 3.6m)

Having UPVC double glazed windows to two walls, a natural stone fireplace with a log burning stove inset and exposed ceiling joists.

### Utility/Boot Room

8'10" x 19'8" (max) (2.7m x 6m (max))

Having Travertine effect ceramic tiled floor, a range of wall and base units with granite worktops over with stainless steel Frankie sink and tap inset, space and plumbing for a washing machine and tumble dryer, a storage cupboard. A door leading to the WC, having a WC and hand basin and another door leading to the boiler room which has a floor mounted oil fired Potterton boiler.

### Kitchen/Dining Room

19'3" x 11'1" (5.88m x 3.4m)

Stoneham kitchen having a range of wall and base units made of solid oak timber with granite worktops over, space for a range cooker with extractor over, a ceramic sink with mixer tap over, a large storage cupboard, spotlights, Travertine effect ceramic tiled floor and double patio doors leading to the rear garden.

### Study

11'3" x 8'2" (3.44m x 2.5m)

Having a UPVC double glazed window to the side elevation.

### Galleried Landing

10'5" x 21'3" (max) (3.2m x 6.5m (max))

Being generously sized, having three windows drawing in plenty of natural light with open countryside views.

### Bedroom One

12'9" x 19'8" (3.9m x 6m)

Having two UPVC double glazed windows and UPVC double glazed French doors leading to a balcony which has the most spectacular views of the open countryside. A range of fitted wardrobes with solid oak doors and doorway leading to;

### En-Suite Shower Room

5'10" x 7'2" (1.78m x 2.2m)

Having wood flooring, ceramic tiles to two walls, a WC, hand basin and a double walk in shower, heated towel rail and a frosted UPVC double glazed window to the side elevation.

### Bedroom Two

11'9" x 10'2" (3.6m x 3.1m)

UPVC double glazed window to the side elevation, an airing cupboard and a door leading to;

### En-Suite Shower Room

5'10" x 5'9" (1.8m x 1.77m)

Having wood flooring, a WC, hand basin and shower with ceramic tiles, a heated towel rail and a UPVC frosted double glazed window to the side elevation.

### Bedroom Three

11'9" x 10'5" (3.6m x 3.2m)

Having a UPVC double glazed window to the front and side elevation and a fitted wardrobe.

### Bedroom Four

11'9" x 9'2" (3.6m x 2.8m)

Having a UPVC double glazed window to the front and side elevation and a fitted wardrobe.

### Family Bathroom

8'6" x 5'6" (2.6m x 1.7m)

Three piece family bathroom having a bath with shower over, w.c and hand basin. Wood flooring and two frosted Upvc double glazed windows.

### Outside

#### Farm Office

7'9" x 9'8" (2.38m x 2.97m)

Having a solid concrete floor and doors leading to;

#### Single Garage Area/Workshop

9'10" x 19'8" (3m x 6m)

Being built of solid brick construction under a pitched roof and two timber doors allowing vehicle access with power and lighting.

### Double Garage

16'0" x 27'2" (4.9m x 8.3m)

Being built of solid brick construction, having two large timber doors on the front allowing vehicle access with power and lighting, door leading to;

### Office

19'8" x 6'10" (6m x 2.1m)

Being insulated and having two UPVC double glazed windows to the rear elevation with power and lighting.

### Stable Bock

Being built of solid brick construction with a tiled pitched roof over, consisting of; four stables, potting shed, feed room with tack room off, w.c, and fuel store.

### Tractor Store

38'4" x 14'4" (11.7m x 4.39m)

Having large doorways allowing access for agricultural machinery

### Land

Totalling 10.37 acres (4.20 ha) and split into three separate enclosures; with one paddock to the North-East boundary extending to approximately 1.60 acres, being good grazing land and having road access, and the two parcels of land to the South-West side extending to approximately 0.94 acres and 7 acres, respectively, both of which being good grazing land, having mains water connected with road frontage and the latter having a Cattle Byre & Dutch barn, which has and is being used for agricultural purposes. There a also a number of various fruit trees.

### Planning Permission

Permission has been granted by Stratford District Council under Reference No: 21/03493/FUL for a single story side extension creating a large family room and a link connecting the house with the garage.

### Directions

What3words:

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### Additional Information

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains electricity and water are connected to the property. There is a oil storage tank located securely within the stable block. Drainage is to a septic tank/private drainage system that is located within the grounds of the property.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

