



Ingon Garth
Ingon Lane | Stratford-upon-Avon | Warwickshire | CV37 0QE

INGON GARTH

A substantial seven-bedroom home just two miles from Stratford-upon-Avon, uniquely designed over three floors, offering versatile living, countryside views, and a large private garden.



Originally built in the 1930s and as once featured in Good Housekeeping magazine in 1960, this impressive home has some history.

Today, sitting at a vantage point on August Hill, Ingon Garth has been extended over the years and now offers contemporary living in the shape of seven bedrooms, five bathrooms, three reception rooms, a cloakroom, utility room and a spacious kitchen diner, with panoramic countryside views.

As you enter the home the spacious hallway leads you directly to the lounge and garden room. From the hallway you can access the ground floor cloakroom and the basement utility room. Heading up a short flight of stairs to the second floor you will find the large kitchen diner with breakfast bar and sitting area.

The second floor offers a further reception hall room, currently used as office space, as well as three bedrooms each benefiting from contemporary en-suite bathrooms.

A further staircase leads to the third floor, where you will find the main bedroom which is framed by a feature window with Juliet style balcony and accompanying en-suite bathroom.

Along the landing are two further double bedrooms, a single bedroom and office space, all serviced by a family bathroom.







Seller Insight



“I was looking for a property in the countryside but within walking distance of a town, plus I needed some land to store a boat and vehicles. When I viewed Ingon Garth for the first time, it quickly became apparent that the access was shielded which provided a sense of security, so that was a huge appeal for me. The location is also incredibly unique as we're situated on the side of a hill which gives panoramic views of the countryside from all sides,” recalls the owner.

“I have lived here for eleven years and have made a number of improvements during that time, including the addition of an extension to create three additional bedrooms and a garden room with folding doors opening out to the decking. This is popular room all year round as it's like being in the garden whilst being under cover. The work continued outside too as we terraced the garden to create flat surfaces from the sloping bank and we extended the decking and installed an 18-seater hot tub. It's an extremely popular feature as you can imagine!”

“Snitterfield has a village shop, butcher, and a local public house that serves good food. It's just a 25-minute walk to Stratford town centre and there is a large public access point to the River Avon where a number of water sports take place. The RSC is usually active with shows throughout the year and they are currently running open air events. Welcombe Hills Park is nearby and offers a few hundred acres of accessible park and woodlands which is popular with dog walkers and runners.”

“The lack of adjacent properties means that we are not constrained by noise or access and so the property is perfect for entertaining. We have had several small get-togethers and one large gathering to celebrate a significant birthday. The largest was attended by over 100 guests and we had a live group playing. The driveway can accommodate up to 13 cars and we used a farmers field for additional parking on the day.”

“The master bedroom and end bedroom on the middle floor have excellent views, as does the kitchen. There is quite a bit of wildlife around this area and we often see cattle and sheep coming up to the boundary fence which we enjoy. The garage / workshop is another useful space that has power and a workbench, so it's ideal for DIY and hobbies.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Outside

Ingon Garth sits in a generous and private plot of over two thirds of an acre. The large sloped driveway, has a shared access point, offers a double garage and parking for up to 13 cars.

The surrounding green belt countryside and treetop views adds to the grounds' privacy - perfect for relaxing on the sundeck, taking a dip in the swim spa hot tub or dining on the terrace area in the southerly part of the garden.

This home also benefits from reduced running costs through the installation of 4KW solar panels in 2018.





LOCATION

Ingon Garth, is just 1 mile outside the popular village of Snitterfield and 2 miles from Stratford-upon-Avon, which offers an abundance of amenities and attractions for all ages. The Welcombe Hills and Riverside walk are within easy reach, as is The Farm on Kings Lane, which offers a delightful café and farm shop.

The house is conveniently located with good transport links via the A46 to Warwick and Leamington and within easy reach of the M40 as well as Warwick Parkway Train Station.

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.





Services

Mains drainage, water, oil heating and electricity.

Local Authority

Stratford-on-Avon District Council.

Property Tenure

Freehold

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600 or email stratford@fineandcountry.com

Website

For more information visit
www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

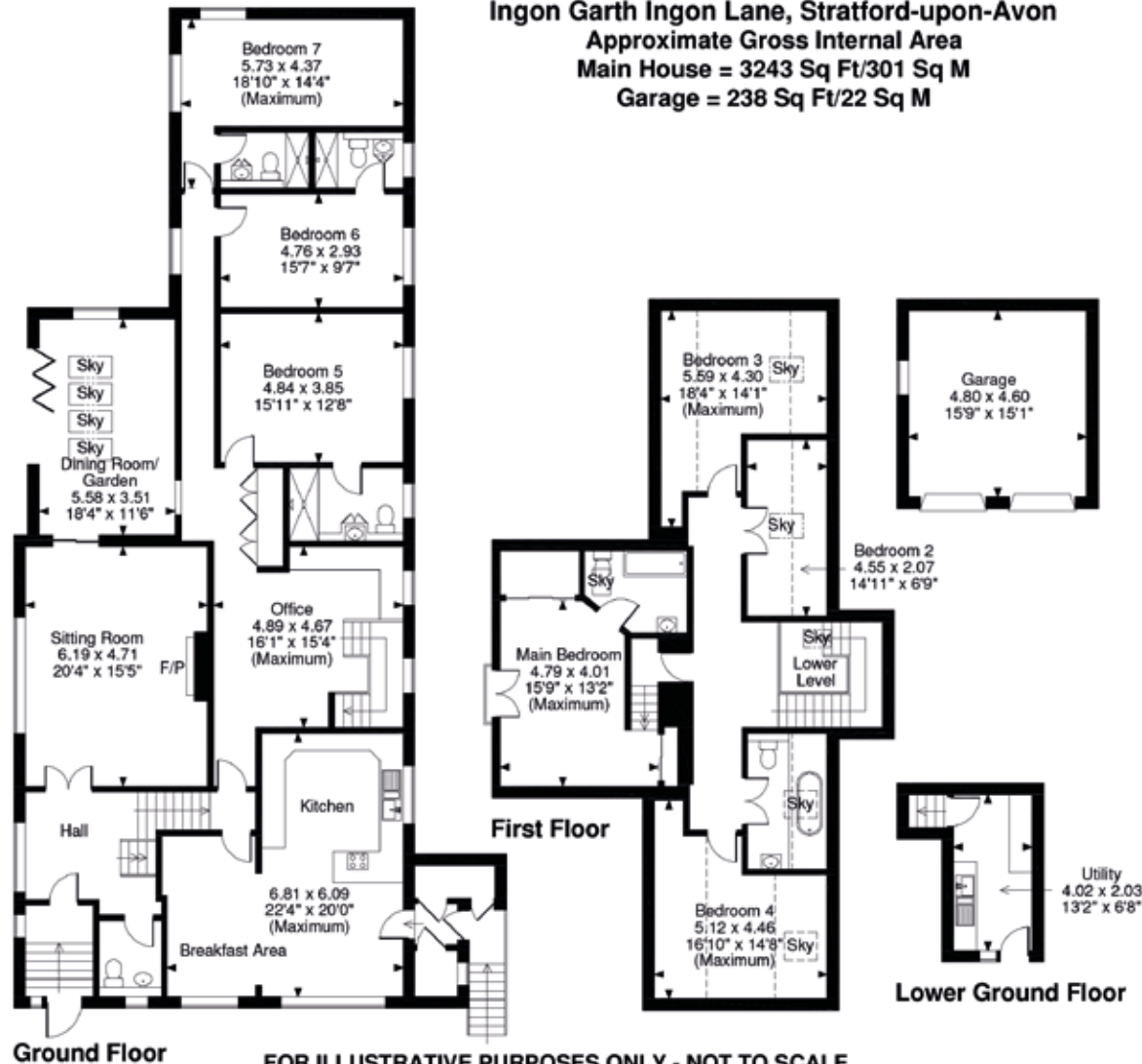
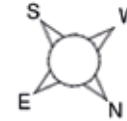
From central Stratford-upon-Avon take the A429 (Warwick Road) towards Warwick. Continue past the Welcombe Hotel and Golf Club on your left and Ingon Lane is the next left turn after Ingon Farm.

Ingon Garth is on August Hill, the second drive on the left as you turn onto Ingon Lane.

Alternatively, heading towards Stratford-upon-Avon, from the A46 take the turn sign posted A429 (Warwick Road).

Continue past the Quality Hotel on your left, Ingon Lane is the next right turn after Ingon Bank Farm. You will find Ingon Garth on August Hill, which is the second drive on the left as you turn onto Ingon Lane.

Ingon Garth Ingon Lane, Stratford-upon-Avon
Approximate Gross Internal Area
Main House = 3243 Sq Ft/301 Sq M
Garage = 238 Sq Ft/22 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
60-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





ROSE LORD
PARTNER AGENT

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Rose is a highly-accomplished Partner Agent covering Stratford-upon-Avon and surrounding areas. Her combined local knowledge of the luxury property market, bluechip financial services background and over a decade of experience working with high profile clients allow Rose to offer a personalised and bespoke service. Following her passion for property and people Rose joined Fine and Country in 2020. Rose is an extremely proactive agent who seeks to support her clients every step of the way in writing their next chapter. Rose's extensive marketing expertise and access to marketleading digital technology assist in maximising the exposure of her clients' homes to achieve the best possible outcome.

Rose lives just outside Stratford, with her husband, two children and dog, Bruni. With a strong interest in house renovation, the family are no strangers to moving home. Rose loves all things interior design, keeping active and spending time with her family.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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