



CLOPTON
HOUSE


EDWARDS

ESTABLISHED 2007



CLOPTON HOUSE
STRATFORD-UPON-AVON CV37 0QR

FOR STARTERS



OFFERS IN EXCESS OF
£380,000

MAIN COURSE

Nestled within a breathtaking Grade II listed seventeenth-century building, this stunning 2 double bedroom ground-floor apartment perfectly blends historic charm with modern elegance. Bursting with character features yet boasting a contemporary interior, this unique home offers spacious living and a truly special atmosphere.

Upon arrival, you're greeted by an impressive communal lobby, where high ceilings, period detailing, and a wide wrap-around staircase set the tone for the grandeur that awaits.

Stepping into the apartment, a wide and bright entrance hall welcomes you, bathed in natural light from a window overlooking a picturesque courtyard—a perfect introduction to this exceptional home. To the left, the modern family bathroom impresses with its soaring ceilings, exposed beams, and stylish fixtures, offering both comfort and sophistication. The second double bedroom, a charming retreat featuring a window with courtyard views, exposed beams, and a built-in cupboard, providing ample storage.

Moving along, the home opens into an expansive and striking reception hall. The dining area, positioned directly opposite, is framed by the original feature windows, allowing natural light to flood the room. From here, beautiful curved double doors lead onto a small seating area that connects to the lawn. To the left, the living room is a showstopper—immaculately presented with a warm and inviting ambiance. Adjoining this space is the sleek and contemporary



kitchen, boasting integrated appliances, ample storage, and extensive countertop space, making it as practical as it is stylish.

The master bedroom, accessed from one of your living spaces, is beautiful, filled with natural light, featuring built-in wardrobes, and leading to a stunning en suite shower room, a luxurious private retreat.

Beyond the apartment, the communal grounds are simply breathtaking, offering tennis courts, a tranquil lake, and access to picturesque countryside walks right on your doorstep—perfect for those who appreciate both history and nature. The property also features an allocated parking space, a garage and visitor parking.

This exceptional home combines period elegance with modern living, offering a rare opportunity to reside in a unique and prestigious setting.



KEY INGREDIENTS



Tenure
Share of
Freehold



Council Tax
Band - E



EPC
Band - C



South East



Mains Services
Gas and Electric

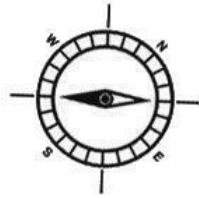


Gas Central Heating



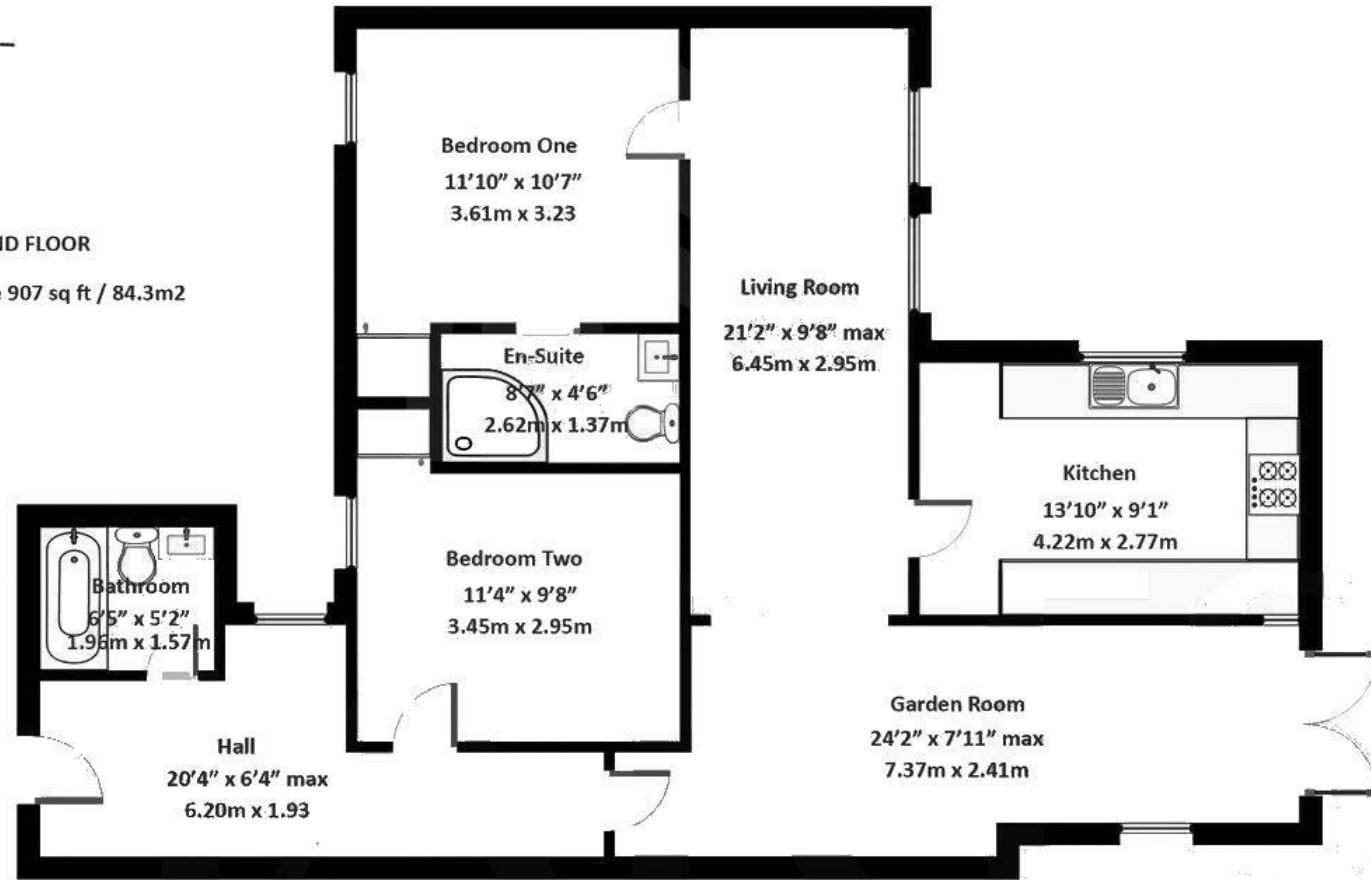
Thomas Jolyffe
Primary

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



GROUND FLOOR

Total Floor Space 907 sq ft / 84.3m²



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

**FOR MORE INFO AND
TO SEE OUR OTHER
LOVELY PROPERTIES
CHECK OUT OUR WEBSITE**

MOVEWITHEDWARDS.CO.UK

**HAVE YOU GOT
A PROPERTY
TO SELL?
WE'D LOVE TO
HAVE A CHAT
01789 414222**

**DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS**

