



FOR STARTERS



OFFERS IN EXCESS OF
£495,000

MAIN COURSE

Beautifully Extended & Renovated 4-Bedroom Home with Stunning Field Views - Clopton, Stratford-upon-Avon

Positioned in the highly sought-after area of Clopton and backing directly onto open fields, this exceptional four-bedroom semi-detached home has been thoughtfully extended and meticulously upgraded by the current owners to a high specification. With a unique bohemian flair and an emphasis on natural materials, this home blends character, creativity, and modern comfort, creating a truly special property just a short walk from the centre of Stratford-upon-Avon.

The property opens with an entrance porch and hallway leading into a stylish lounge, complete with a log-burning stove, solid wood flooring, and a cast iron column radiator, part of a consistent feature throughout the home, with these high-end radiators installed in all rooms except where underfloor heating has been fitted, adding both warmth and character.

From here, a second reception room, formerly the garage, has been transformed into a versatile space with a vaulted ceiling, currently used as a bar but equally suitable as a snug, home office, or playroom.

The dining room connects seamlessly to both the lounge and kitchen, with sliding doors opening onto the rear garden and those breath taking countryside views. The handmade kitchen is a true standout feature, crafted with reclaimed oak worktops, a Belfast sink, space for a range-style cooker, pull-out larder units and Moroccan stone flooring with underfloor heating. This beautifully designed space is both functional and full of character. A separate utility room provides space for additional appliances and useful storage.

Upstairs are four well-proportioned bedrooms, three of which are generous doubles. The principal bedroom benefits from a truly stunning en-suite bathroom that feels straight out of a design magazine, featuring Tadelakt plastered walls, a walk-in shower with elegant brass fittings, a vaulted ceiling, heated towel rail and



underfloor heating. The main bathroom echoes the same luxurious finish, with a freestanding bath, underfloor heating, heated towel rail and quality fittings throughout.

To the rear, the garden backs onto open fields, offering a rare sense of space and tranquillity. The garden is mainly laid to lawn with established borders, a fenced-off section housing a pond, and an outdoor cabin with double glazing and electricity, perfect for use as a garden office, creative studio or hobby room. There is also gated side access to the front, where a private driveway provides off-road parking for two vehicles.

With its blend of handcrafted details, carefully chosen materials, and considered design, this unique family home offers something truly special in one of Stratford-upon-Avon's most desirable locations. Within walking distance of the town centre yet backing onto open countryside, it's the perfect blend of town and country living.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central



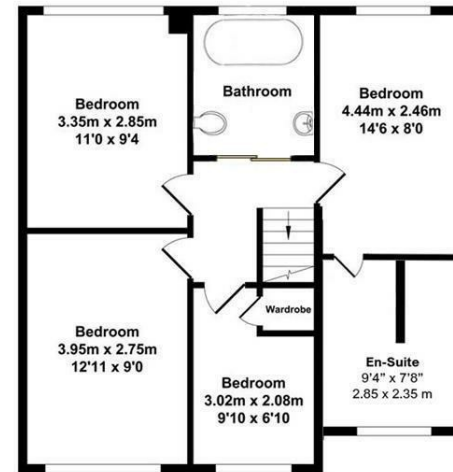
Thomas Jolyffe
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WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor
Approx. Floor
Area 91.8 Sq.M.
(989 Sq.Ft.)



First Floor
Approx. Floor
Area 52.95 Sq.M.
(570 Sq.Ft.)

Total Approx. Floor Area 144.75 Sq.M. (1559 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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