



 **EDWARDS**  
EXCLUSIVE

PARK HOUSE, CLOPTON HOUSE GARDENS,  
STRATFORD-UPON-AVON  
, CV37 0QR

# PARK HOUSE, CLOPTON HOUSE GARDENS

STRATFORD-UPON-AVON,

A truly exceptional period home, this striking property has undergone an extensive programme of refurbishment and partial remodelling, resulting in beautifully balanced interiors that combine character, scale and contemporary specification. Originally forming part of the kitchen gardens and outbuildings serving the 17th-century manor, Clopton House, the property retains its historical significance while now offering light-filled, thoughtfully designed accommodation finished to an impressive standard throughout.

The setting is a particular highlight. Positioned on the edge of open countryside, the property enjoys direct views towards and access to the Welcombe Hills Nature Reserve, a protected landscape renowned for its rolling scenery, wildlife and well-regarded walking routes. Despite this peaceful, semi-rural feel, the property lies within approximately a 30-minute walk of the centre of Stratford-upon-Avon, famed for its cultural heritage and as the home of the Royal Shakespeare Company. The town offers an excellent range of shopping, dining and leisure facilities, along with highly regarded schooling options, making this a rare combination of countryside living with convenient access to amenities. Available for sale with No Chain



Approached via decorative wrought iron gates set between brick pillars, a smart resin driveway leads to the front of the house, where a further set of gates provides access through to the rear gardens. The frontage is attractively arranged with formal lawn and well-stocked borders, along with a detached brick-built double garage with electric doors. The gardens extend to approximately 0.75 of an acre.

Entry is via a substantial oak door into a welcoming hallway, where a natural marble floor immediately sets the tone for the quality found throughout. This flooring continues into the impressive open-plan kitchen/breakfast room, a true focal point of the home. Here, bespoke painted wooden cabinetry is paired with elegant lemon-ice granite worktops and Marlborough hand painted tiles. Integrated appliances include a Mercury gas and electric range cooker, two fridges, two freezers, a dishwasher, microwave and a water purifier. A fitted breakfast bench creates an informal dining and seating area with a striking full-height chimney breast incorporating a gas coal-effect stove. A run of windows along the rear elevation frames delightful views across the garden and towards the Welcombe Hills.

The snug, open in aspect from the hallway, features exposed original brickwork and Velux roof windows, creating a warm yet airy living space. The elegant drawing room enjoys a high ceiling with decorative cornicing, tall arched glazed double doors, a wooden floor and a contemporary wall-mounted gas log-effect fire, flowing through to a garden room at the rear where the surrounding landscape can be fully appreciated. The dining room, positioned to the front of the property, continues the marble flooring theme and provides a more formal setting for entertaining.

Also on the ground floor is a generously sized double bedroom with fully fitted furniture, served by a high-specification shower room featuring a large walk-in shower, marble sink, oak units, Porcelanosa tiling and Grohe fittings. A utility cupboard, housing the washing machine and tumble dryer, add further practicality.

The first floor is arranged across two staircases, offering a



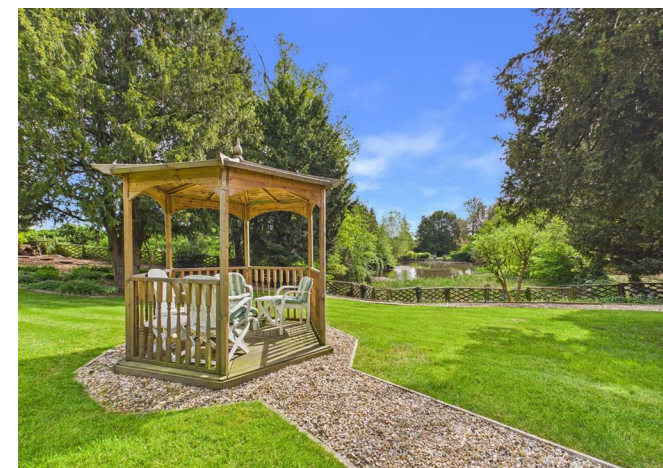
flexible and well-considered layout. In the west wing are two further bedrooms, both with fitted wooden furniture, along with a fully tiled family bathroom incorporating a separate shower with Grohe fittings. The fourth bedroom also provides access to a large, fully boarded attic space which houses the gas boiler and offers excellent additional storage.

The principal bedroom suite occupies the east wing, creating a private and luxurious retreat. This space benefits from bespoke fitted wardrobes and cabinetry, and a beautifully appointed ensuite bathroom finished with Porcelanosa tiles. A freestanding bath and basin by Victoria & Albert are complemented by a large separate shower with Hansgrohe and Grohe fittings, creating a spa-like feel.

Throughout the property, all living areas benefit from modern radiators, while underfloor heating is installed beneath all tiled floors, ensuring comfort year-round. Externally, the rear gardens extend beautifully from the house, with sweeping lawns, mature trees, planted borders and meandering gravel pathways leading to a variety of seating areas. A summer house and gazebo are perfectly positioned to take advantage of far-reaching views, including those across the stunning lake belonging to Clopton House and the surrounding countryside. To the front of the property beyond the gated driveway is a further tarmac area providing additional parking for guests.

Altogether, this is a rare opportunity to acquire a distinctive home of character and quality, set within a Grade II Listed curtilage and outstanding landscape, yet within easy reach of excellent amenities.

Viewing Strictly by appointment only.



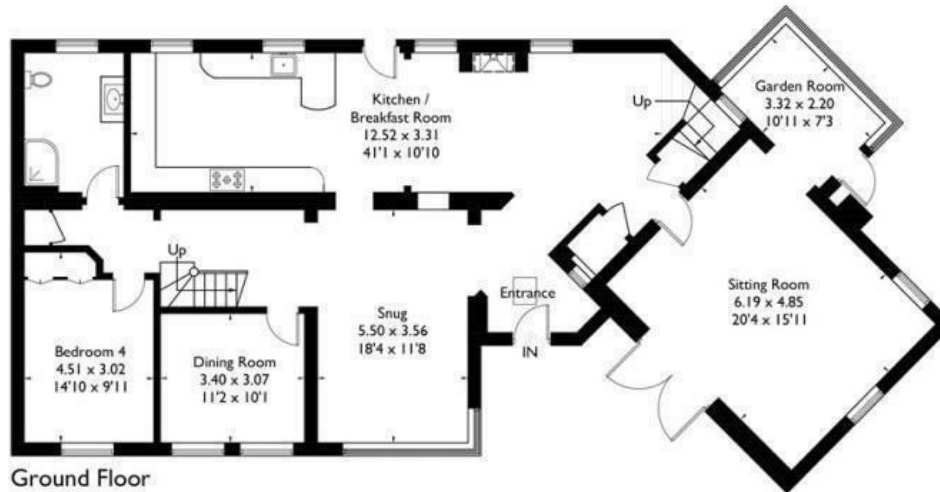


# Park House, Clopton, Stratford-upon-Avon

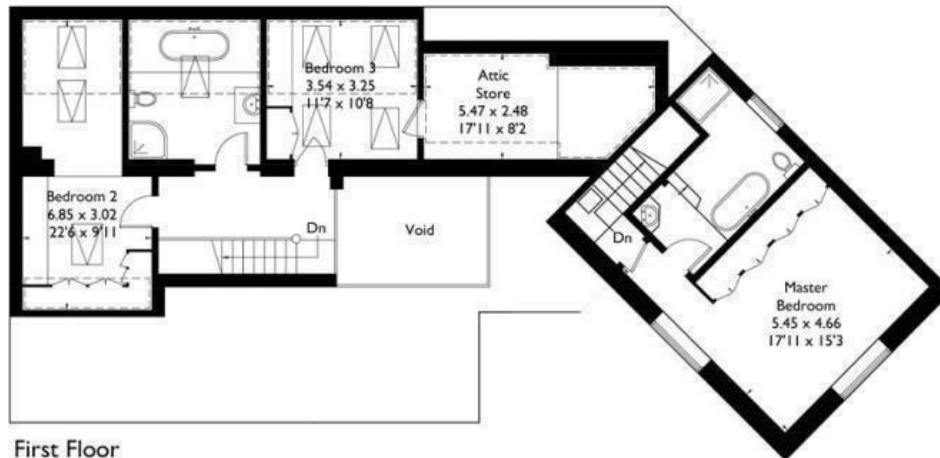
Approximate Gross Internal Area = 269 sq m / 2895 sq ft

Garage = 26.6 sq m / 286 sq ft

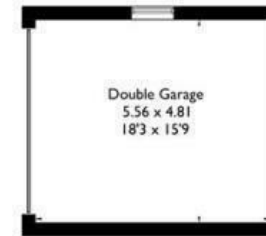
Total = 295.6 sq m / 3182 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



The Exclusive Suite  
1 Birmingham Road  
Stratford upon Avon  
**01789 414222**  
Edwardsexclusive.com

#### NOTICE

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither edwards nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of edwards have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.