



Woodlands, Idlicote, Warwickshire

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& PARKER**

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An exceptionally well-appointed, **stunning contemporary home** in a beautiful village setting with beautiful unspoilt views and walled gardens of 3 acres.

Summary of accommodation

Entrance | Cloakroom | Open plan Kitchen/dining/sitting room | Utility/boot room | Ground floor bedroom three and shower room

Galleried landing | Principal bedroom with en suite shower room | Bedroom two with en suite bathroom | Bedroom four/dressing room

Greenhouse | Machinery and tool stores, workshop and potting shed | Double garage

Deep front garden with in and out drive | Walled garden with water feature | Vegetable garden | Outstanding views

In all, about 3.02 acres

Distances

Shipston on Stour 3.5 miles, Stratford-upon-Avon 10 miles, Banbury 14 miles, M40 (J12) 9 miles

Moreton-in-Marsh 8 miles, (trains to London Paddington from 90 mins)

(All distances and times are approximate)



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Situation

Woodlands is situated in the unspoilt hamlet of Idlicote, set in undoubtedly some of Warwickshire's prettiest countryside yet ideally situated for easy access to the road network.

Local amenities can be found in Halford (2 miles), which has a good local shop, garage, inn, and restaurant, and at Shipston-on-Stour, 3.5 miles away. Further shopping and recreational facilities can be found in nearby Stratford-upon-Avon and Moreton-in-Marsh. There is a Michelin Star restaurant in Whatcote 1.5 miles.

The M40 (J12), approximately 9 miles away, provides access to both Oxford and London, Birmingham International Airport, the National Exhibition Centre, and the rail network is within easy reach. South Warwickshire is renowned for its excellent state, private, and grammar schools, including The Croft Prep School and Bloxham and Kitebrook schools.

There is racing at Warwick, Stratford-upon-Avon and Cheltenham, and golf courses are at Brailes, Tadmarton and Stratford-upon-Avon. The Cotswolds can be found to the south and accessed via the Fosse Way only a short distance away.

The property

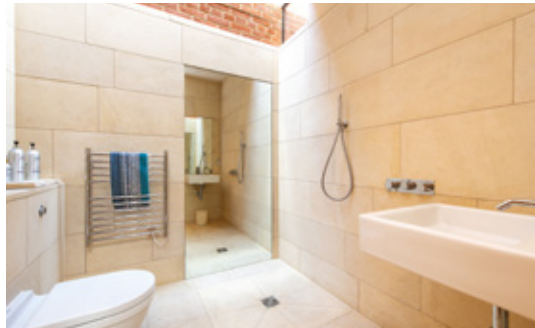
Woodlands is a spacious country residence completed in 2014, offering open plan accommodation set over two floors, built to an extremely high specification with a 10-year warranty. Partly rendered and attractively clad in Cedarwood, with expansive windows and doors to open seamlessly on to the patio and walled garden and to take the very best of the views.

The accommodation, screened behind and incorporating the magnificent garden wall, linked by double height atrium/roof glazing, is centred on the 42-foot wide kitchen/dining/sitting room with a central fireplace, Cotswold stone tiled floors and beautifully fitted streamlined Bulthaup kitchen and south-facing glazed windows and doors. Useful pantry/wine store. Large utility/second Bulthaup kitchen/boot room with access to the garden.









The ground floor bedroom with sliding doors to the garden, and shower room are well suited for anyone who would want to avoid using the stairs. An oak and glazed staircase rises to the first floor with two further handsome bright bedroom suites with shower room with high quality bathroom fitting and tiling and a fourth bedroom currently used as a dressing room.

The vendors have chosen to contrast the contemporary building and décor with antique traditional furniture to great effect, but the property would also look stunning with contemporary furnishings.

A Certificate of Lawful Development 21/00851/LDP has been issued for the proposed extensions and alterations to the property as shown on the CGI's and proposed floor plans. The plans are for additional accommodation to provide over 5,500 square feet of accommodation with additional en suite bedrooms, sitting room, family room, TV room, study, games room and gym with shower room.

Existing Floor plan

Approximate Gross Internal Floor Area

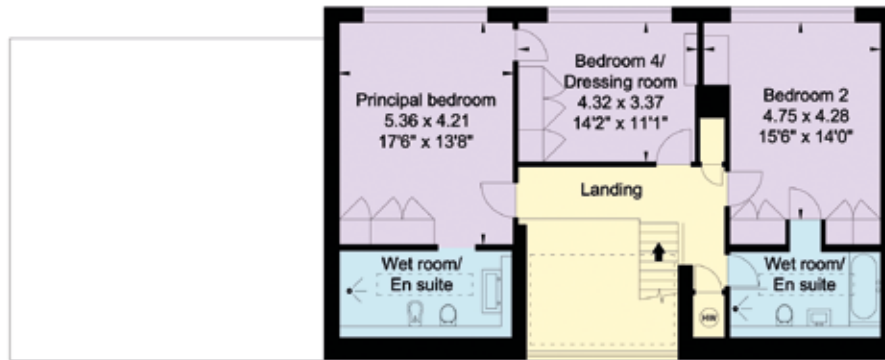
House: 260 sq m (2,800 sq ft)

Outbuildings: 115 sq m (1,239 sq ft)

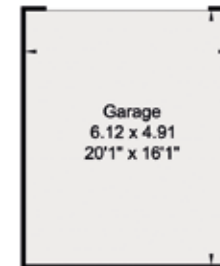
Total: 375 sq m (4,039 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

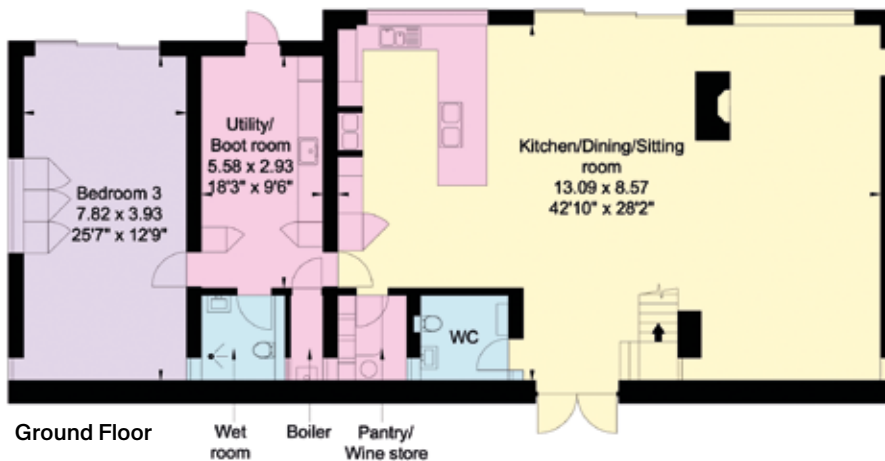


First Floor

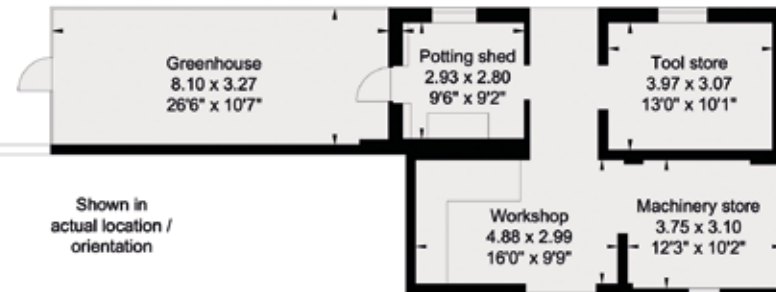


Outbuilding

Not shown in actual location / orientation



Ground Floor



Shown in actual location / orientation

Outbuildings

Proposed Floor plan

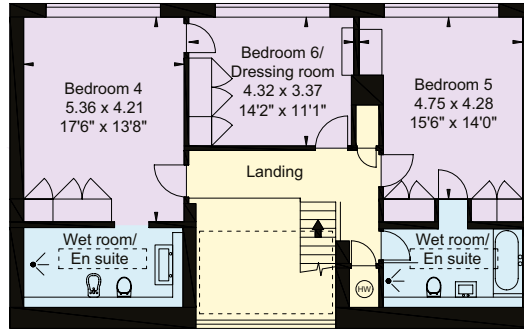
Approximate Gross Internal Floor Area

House: 515 sq m (5,544 sq ft)

Outbuildings: 87 sq m (937 sq ft)

Total: 602 sq m (6,481 sq ft)

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First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Outbuilding

Not shown in actual location / orientation

Outbuildings

Shown in actual location / orientation



Gardens and grounds

Approached over a parkland lawn with walnut, mulberry and yew with topiary, an in-and-out drive sweeps to the front of the house. There is a double garage.

A real joy of the property is the south sloping walled garden with a water feature with a long rill, lawns, young trees, shrub and herbaceous beds and wide lawns to either side. Extensive paved and gravel patios and seating areas for outside dining. Outbuildings include a greenhouse with underfloor heating, traditionally set against the garden wall with a potting shed, tool store, workshop and machinery store. There is a vegetable garden, soft fruit cages and espalier fruit trees. There is a right of way on foot or for farm vehicles and machinery from the road to the southern boundary of the walled garden.

Services

Mains water and electricity are connected to the property. LPGas tanks. Air source heating and air conditioning. Private drainage via septic tank. Solar slates incorporated in pitched roof structure.

Fixtures and fittings

The vendors' solicitor will provide a schedule of contents and fittings included and excluded from the sale. However, the front gate, garden ornaments and furniture and awning on the front elevation and, coat hooks in the boot room are excluded from the sale.

Directions (CV36 5DT)

From Stratford upon Avon, take the A3400 south towards Shipston on Stour. Proceed through the villages of Alderminster and Newbold on Stour until you reach the Tredington roundabout. At the roundabout, take the 2nd exit and, continue through Tredington and turn left signposted Honington. Continue through Honington following signs for Idlicote, up the hill into the village, turn left by the village pond, go through the gateposts marked Private Driveway and To The Church with Woodlands the first house on the left.





Viewing

By prior appointment only with the agents.

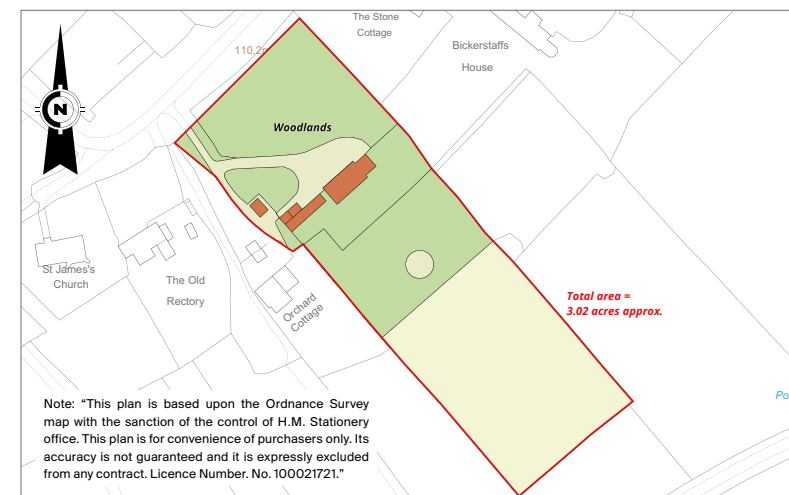
Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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