



# Highcroft

Sherbourne Hill, Stratford Road, Warwick, Warwickshire CV35 8AG



*Beyond your expectations*



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## *A large and spacious six bedroom family home with uninterrupted views over the valley beyond.*

Large reception hallway | open plan kitchen | sitting room | utility | dining room | bar | garden room | sun room | guest cloakroom | study/library | entertainment room | master bedroom with en suite bathroom with Jacuzzi style bath | three further bedrooms | family bathroom | Separate one bedroom guest accommodation | landscaped gardens | tennis court | garages | outbuildings | Views over the surrounding countryside

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### **Description**

Highcroft is substantial detached property offering an abundance of accommodation situated in an excellent location ideal for commuting and for recreation purposes being set so close to Stratford-upon-Avon and Warwick.

The accommodation is especially spacious and comprises the following; Large reception hallway leading to sitting room with doors opening out to the rear terrace and which is open plan to the kitchen which has a range of wall and base units, central island and integrated appliances. This in turn leads to the well fitted utility and boiler room. From the hallway is also the guest cloakroom, bar area, dining room opening into the garden room with access to the rear garden and the sun room with feature curved windows offering lovely views across the rear garden and countryside beyond.

From the dining room is access to the Entertainment room which then leads through to the study with a staircase up to a spacious double bedroom with dressing area and en suite shower room. The study has an external door so this would easily make a separate self contained unit if required.

Stairs ascend the first floor where there are five bedrooms (one en suite) and family bathroom.

### **Gardens and Grounds**

The property is approached through double wooden gates with audio intercom system

through into a sweeping gravel driveway with central water feature. The gardens to the rear are substantial and have a myriad of different specimen trees, shrubs and plants throughout. There is a tennis court which is in need of some refurbishment, several outbuildings and garages plus a treehouse. There is an extensive terrace area with barbecue area which is the perfect place to sit and relax or entertain friends and family

### **Situation**

Stratford –upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide variety of shopping and leisure facilities. There are a great many quality restaurants, public houses and dining pubs with excellent reputations all within walking distance. Warwick and Leamington are also nearby and provide further facilities and schooling. There are state, private and grammar schools in the area to suit most requirements, including The Croft Prep school which is close to the property, Warwick Prep and Public Schools, Shottery School for Girls and Stratford Grammar School. Stratford-upon-Avon has many opportunities for boating, fishing and rowing, together with a link to the canal network. The town has a racecourse and golf course. The M40, junction 15, is seven miles away and provides access to Birmingham to the North, London to the south and the National Motorway Network.)

### **Directions**

From Stratford upon Avon town centre, proceed along the Warwick Road (A439) for approximately four miles. At the roundabout, take the exit on to the A46 towards Warwick. After 0.5 mile, the turning Highcroft can be found on the right hand side to cross over the dual carriageway into the slip road.

### **Post code**

CV35 8AG

### **Local Authority**

Stratford-upon-Avon District Council.

### **Council Tax Band**

Band G

### **Services**

Mains electricity, water and drainage are connected. Oil fired central heating.

### **Fixtures and Fittings**

Only those items mentioned in the particulars are included in the sale. All other such items are specifically excluded but may be available by separate negotiation.

### **Tenure**

Freehold

### **Viewings**

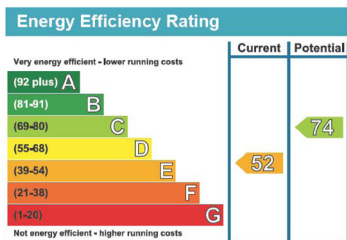
Strictly prior appointment with sole agents  
Hamptons International









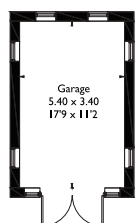


Approximate Gross Internal Area = 474.1 sq m / 5103 sq ft (Including Void)

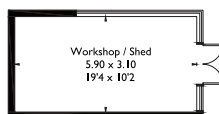
Garage = 18.6 sq m / 200 sq ft

Outbuildings = 80.6 sq m / 867 sq ft

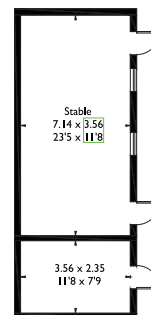
Total = 573.3 sq m / 6171 sq ft



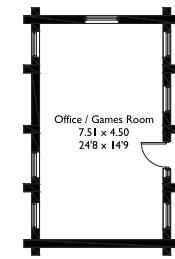
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Garage



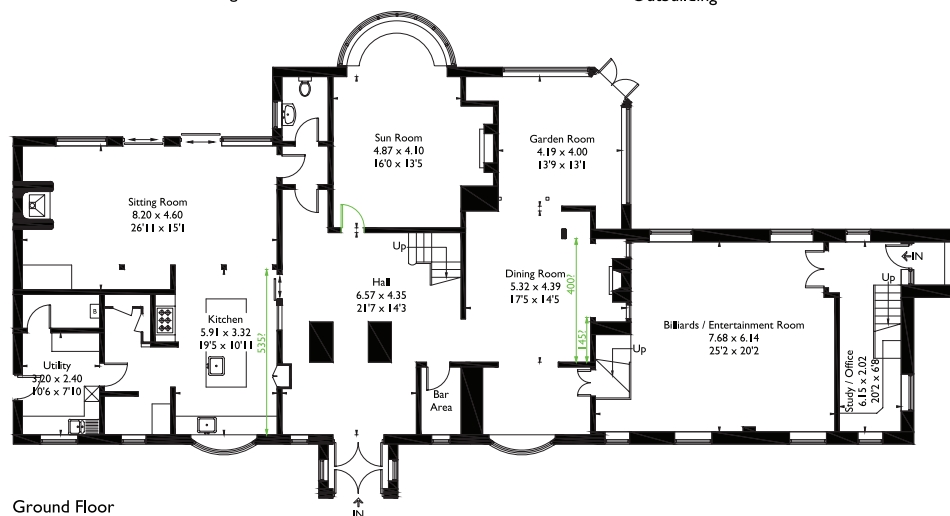
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Outbuilding



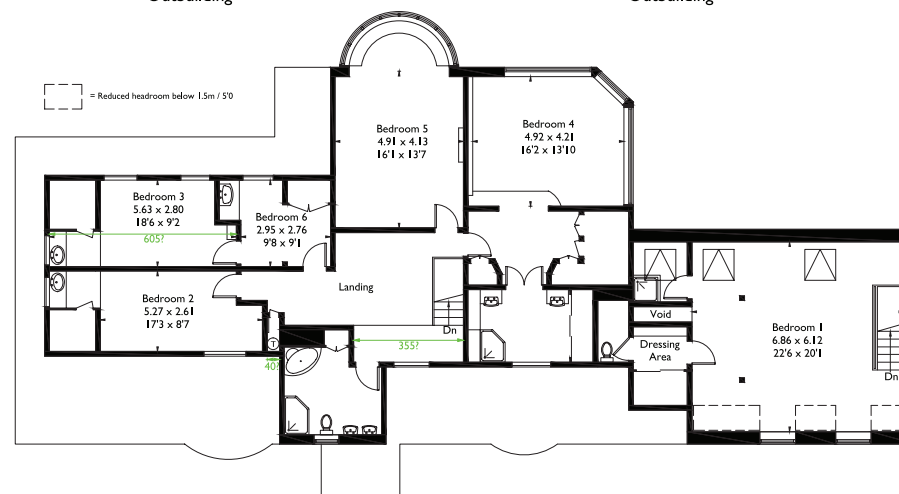
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Outbuilding



(Not Shown In Actual Location / Orientation)  
Outbuilding



Ground Floor



First Floor

## Hamptons International

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**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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