

Mulberry House

ALDERMINSTER, WARWICKSHIRE



savills



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ALDERMINSTER, WARWICKSHIRE, CV37 8PE

Distances and Times Approximate: Stratford-upon-Avon 5 miles
Shipston-on-Stour 5.5 miles, Warwick 11.5 miles, Leamington Spa 13.5 miles
Birmingham 33 miles, Warwick Parkway Station 12 miles (London Marylebone
from 76 minutes), Banbury Station 18 miles (London Marylebone from 56 minutes)
M40 J15 at Warwick 9.5 miles and J12 at Gaydon 13 miles,
Birmingham International Airport 28 miles

Handsome and spacious five bedroom village house, extensively
remodelled and finished to a particularly high standard

Entrance hall, drawing room, study, 28 foot kitchen/dining/family room,
boot room, utility, cloakroom

Master bedroom with dressing area and en suite shower room, three further double
bedrooms, one with an en suite shower room, family bathroom

Fifth bedroom with separate bathroom, extensive eaves storage

Landscaped gardens, including terrace, loggia, courtyard, lawned area and gravelled driveway

Garage and off street parking

In all about 326 sqm (3,509 sqft)



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Your attention is drawn to the Important Notice on the last page of the text



Situation

- Mulberry House is situated in the heart of the sought after village of Alderminster, close to Stratford-upon-Avon and Shipston-on-Stour. The village includes a 12th century church and a gastro pub, which is currently closed until spring 2020 for refurbishment.
- Local amenities can be found in Shipston-on-Stour which is a popular former market town voted The Sunday Times 'Best Places to Live in the Midlands in 2017 & 2018. It provides a range of facilities, including Co-ops, award winning deli Taste of the Country, a variety of pubs, restaurants and shops, doctors and community hospital. More extensive leisure and shopping facilities can be found at Stratford-upon-Avon, including Waitrose approximately 3.5 miles away.
- There is an extensive range of well-respected state, grammar and private schools locally, including King Edward VI Grammar (Stratford) and Stratford Girls Grammar School, Warwick (Boys) and Kings High (Girls) in Warwick, Kingsley School (Leamington Spa), Rugby, Princethorpe College and Bloxham. Prep schools include The Croft Preparatory School (Stratford), Stratford Preparatory School, Warwick Prep and Arnold Lodge (Leamington Spa).
- Access onto the national motorway system is at Junctions 12 and 15 of the M40. Good train services to London Marylebone from Banbury from 56 minutes and to Birmingham from Warwick Parkway from 20 minutes. Birmingham International Airport lies 28 miles to the north.
- Sporting and leisure activities include racing at Stratford-upon-Avon, Warwick and Cheltenham; golf courses at Stratford-upon-Avon, Brailes and Tadmarton; polo at Southam; motor racing at Silverstone; theatres at Stratford-upon-Avon, Coventry and Oxford and The British Motor Museum at Gaydon. There are extensive local countryside walks in the area as well as the Rivers Stour and Avon. Nearby Michelin star restaurants include Salt in Stratford-upon-Avon and gastro pub The Royal Oak at Whatcote.

Description

- Mulberry House is an impressive five bedroom, detached family home set in a quiet position in the heart of Alderminster. It has been extensively remodelled by the current owner in recent years and provides spacious accommodation over three floors with wonderfully high ceilings. The attention to detail throughout the house is exceptional and has resulted in a high calibre property that will suit a variety of purchasers.
- The attractive property has a rendered façade, tile roof, two chimneys and a tiled front porch.
- The drawing room, which is accessed from the light and airy entrance hall and sits at the front of the house, benefits from a fireplace with stone surround and newly fitted Dean Forge Dartmoor wood burner.







- The focal point of the house is the impressive open plan kitchen/dining/ family room, which is wonderfully light and provides the ideal modern day living space. It is triple aspect with a wall of full height, Reynaers sliding glass doors opening onto the private terrace and loggia. There is plenty of room for a substantial dining table, as well as a generous sized seating area.
- The bespoke, hand painted Neptune kitchen completes the room and features a substantial central island and breakfast bar, extensive base units including an oak lined larder cupboard and velvet lined cutlery drawer, quartz worktops, Villeroy & Boch ceramic sink and contemporary glass splashbacks. Integrated appliances include a four oven, gas fired AGA, Hotpoint halogen hob, NEFF combi oven/microwave and a Caple wine fridge. There is plumbing for a dishwasher and a fridge/freezer.
- Leading off the kitchen is a useful boot room with a full length row of wooden wall pegs and external door to the rear courtyard. A utility area fitted with Neptune oak units, quartz worktops and Belfast sink provides space and plumbing for a washing machine and separate dryer.
- There is also a spacious study and well fitted cloakroom on the ground floor.
- The generous dual aspect master bedroom provides views across the village to hills beyond and benefits from a fitted wardrobe with internal lighting and a walk in dressing room area. The en-suite shower room has been beautifully styled with large walk in shower, Neptune oak wash stand with counter top basin and wc.
- There are three further double bedrooms on the first floor, one of which has an en-suite shower room. There is also a family bathroom with Roca bath, walk in shower, Neptune vanity unit and wc.
- On the second floor is a generous landing lit by a large sky light, a dual aspect double bedroom and a bathroom with Roca bath, walk in shower, vanity unit and wc.
- Other specific features of the house highlighting the attention to detail include summer and winter use towel rails, fitted mirrors with de-mist pads and Mira shower fittings in the bathrooms and en suites, zoned dimmable LED lighting, and Cat 6 wiring.
- Outside the house enjoys a delightful grey Indian sandstone terrace area with attractive, timber framed loggia providing an ideal entertaining area in the winter and summer months. The terrace and loggia benefit from a carefully planned lighting system. The landscaped gardens continue with an area of lawn with mature trees, set behind yew and copper beech hedging. There is also a rear courtyard with dog shower and rear gate with sensor lighting.
- The house is approached by a gravel drive leading to a private gravel parking area. There is an oak framed garage to the side of the house with timber cladding, electric roller door, sensor lights and pedestrian access to the rear.
- This striking property offers the rare opportunity of spacious village living finished to a very high specification.

Directions (CV37 8PE)

From Junction 15 of the M40 head south along the A429. Follow the road to Wellesbourne and cross straight over the first two roundabouts. At the third roundabout take the second exit onto the Loxley Road. Follow this road through to the village of Loxley. After the church on your right hand side, fork left at the junction, and then continue along the road until you reach the Banbury Road. Turn left onto the Banbury Road and after approximately 0.2 miles turn right, signposted Alderminster. Continue until you enter the village of Alderminster on New Road. Mulberry House is situated on the left hand side on the corner of New Road and Campden Lawns.

From Stratford-upon Avon head south on the A3400 and continue into the village of Alderminster. Continue past The Bell pub and turn left onto New Road. Mulberry House is situated on the right hand side.

Services

Mains electricity, water, gas and drainage are connected to the property. Pressurized gas fired central heating, including wet underfloor heating to the ground floor, which is individually controlled in each room. Electric under floor heating in the upstairs bathrooms.

Local Authority

Stratford-upon-Avon District Council – 01789 267575

Council Tax

BAND D

Tenure

Freehold

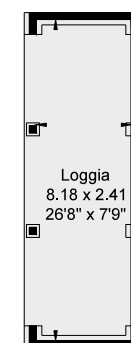
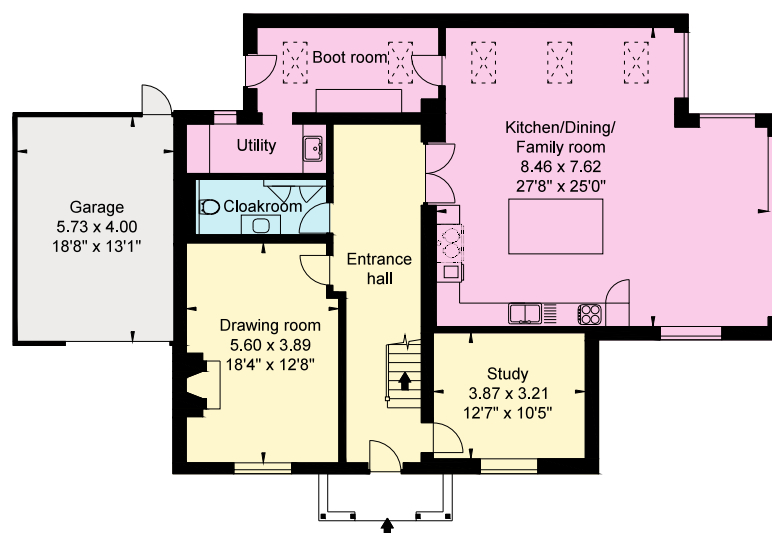
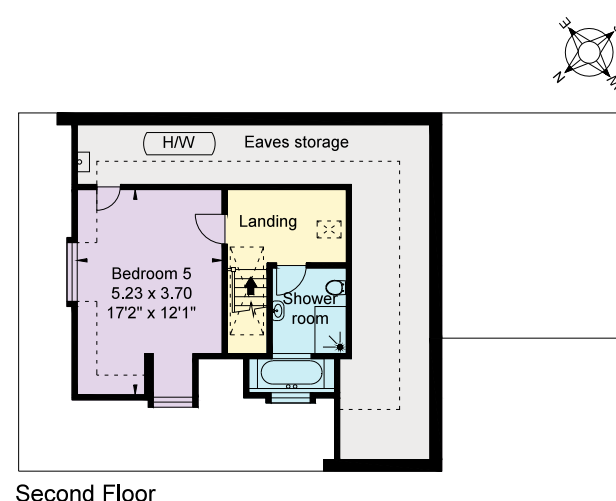
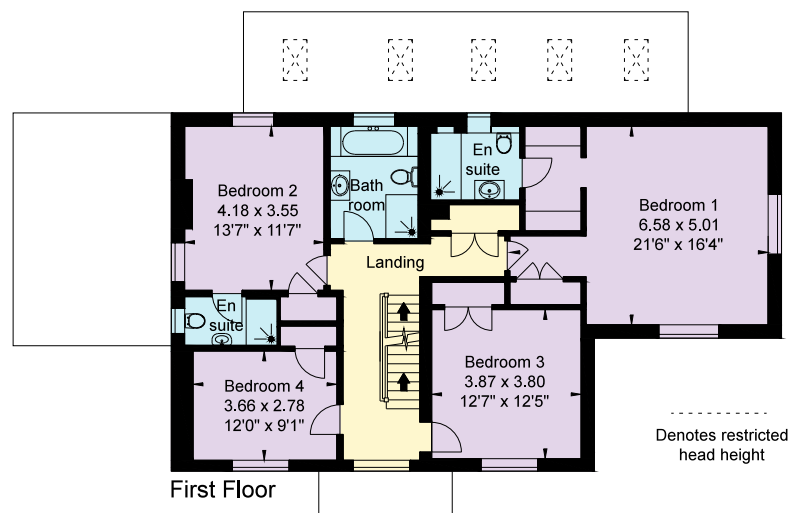
Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Fixtures And Fittings

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation.

Details prepared October 2019 and photography taken: March 2018



Outbuilding

Not shown in actual location / orientation



Mulberry House

Approximate Gross Internal Area:
House: 283 sq m (3,046 sq ft) exc. Eaves
Garage/Outbuilding: 43 sq m (463 sq ft)
Total: 326 sq m (3,509 sq ft)



Important Notice:

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