



COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



Alderminster is a desirable South Warwickshire village a few miles South of Stratford-upon-Avon along the A3400 which leads to the Cotswold Hills. The village enjoys an excellent public house, The Bell at Alderminster, which has accommodation and popular restaurant and the Church of St Mary & The Holy Cross.

The nearby village of Newbold on Stour, less than 2 miles away offers a village shop, post office and public house. Local Primary schools are available at Ilmington and Ettington, five and three miles respectively. The Rosebird centre on the outskirts of Stratford-upon-Avon provides the nearest supermarket, Waitrose which is approximately 3.5 miles.

The surrounding countryside offers wonderful walking, cycling, riding, while Stratford-upon-Avon offers a wide range of commercial, recreational, entertainment and both private and state educational facilities.



**COPPERFIELDS
SHIPSTON ROAD
ALDERMINSTER
WARWICKSHIRE
CV37 8NX**

4 miles to Stratford-upon-Avon
5 miles to Shipston on Stour
10 miles to Junction 15 of the M40 motorway
at Warwick

**A BEAUTIFULLY PRESENTED
DETACHED PROPERTY WHICH HAS
BEEN EXTENDED AND FINISHED TO
AN EXCEPTIONAL STANDARD
OVERLOOKING FIELDS AND
WOODLAND.**

- Reception Hall
- Guest WC
- Kitchen / Dining / Living Room
- Sitting Room
- Study / Play Room
- Utility Room
- Four Bedrooms
- Bathroom
- Ensuite Shower Room
- Landscaped Gardens
- Outside Kitchen and Dining area
- Workshop / Store
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Copperfields stands well back from the street behind electric double gates in approximately ¼ acre of gardens. The property is originally understood to have been constructed in the mid-20th century as the village police house. During 2017 the property underwent considerable alteration, extension and improvement, resulting in a stylish beautifully finished home in a highly desirable and sought after village.

With the benefit of underfloor heating to the majority of the ground floor, in addition to the comprehensive remodelling of the accommodation the property enjoys new windows and doors, electric car charger and an attractively landscaped rear garden with dining area and outdoor kitchen.



GROUND FLOOR

Reception Hall a spacious double aspect room with built-in storage and display unit, staircase to first floor, Karndean wood effect flooring and understairs cupboard. **Guest WC** with a close coupled WC, wash hand basin, part tiled walls and extractor fan. **Sitting Room** with outlook to the front of the property, solid fuel stove set to brick fireplace with quarry tiled hearth. **Study/Play Room** Karndean wood effect flooring and outlook to the rear garden. **Kitchen/Dining/Living Room** a spacious open plan room to the rear of the property with double doors and windows overlooking the rear garden and onto the adjoining countryside and woodland. Bespoke Barn & Brook kitchen set to two walls under Corian worktops. Double Belfast sink with mixer tap, integrated dishwasher, inset five ring induction hob with extractor hood over, built-in ovens including: steam oven, two fan assisted ovens and microwave oven. Space for American style fridge freezer. Range of drawers, cupboards and saucepan drawers. Matching central island with inset stainless steel preparation sink and large breakfast bar with wine

fridge and recess for television. Matching dresser unit with cupboards and illuminated display cabinets. Dining area with roof Lantern. Karndean wood effect flooring throughout. **Utility Room** outlook to the front of the property, Karndean wood effect flooring, space and plumbing for washing machine. Space for tumble dryer. Range of wall cupboards, and boiler.

FIRST FLOOR

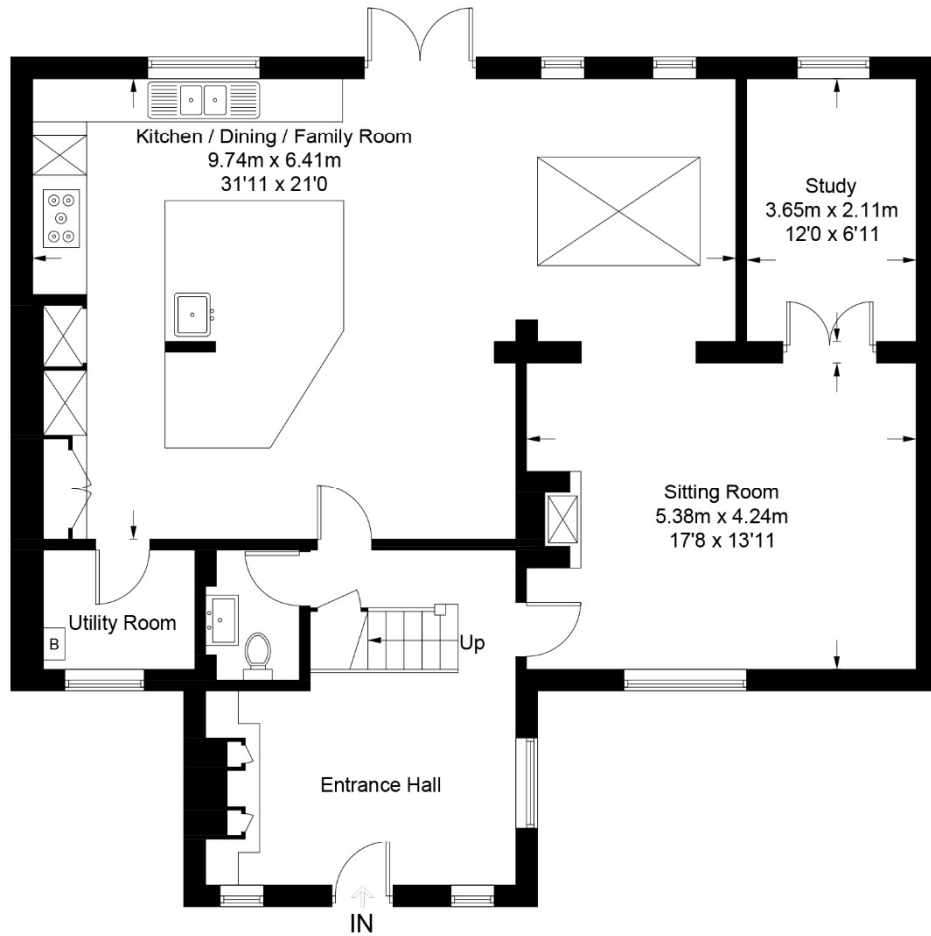
Landing with access to loft space. **Bedroom One** a bright double aspect room with views to the front of the property over the surrounding countryside and on to the Cotswolds Hills. Range of built-in wardrobes. **Ensuite Shower Room** fitted with shower cubicle, wall-mounted wash hand basin, close coupled WC, tiled floor, towel rail, electrically operated Velux window and extractor. **Bedroom Two** outlook to the front of the property with views of the surrounding countryside and onto the Cotswold hills and built in wardrobe. **Bedroom Three** a split level room, double aspect to front and rear of the property. **Bedroom Four/Study** outlook to the rear of the property and built-in wardrobe. **Bathroom** roll top bath, close coupled WC, pedestal wash hand basin. Obscured glazed window to rear, towel radiator and extractor.

OUTSIDE


To the front of the property, an electric gated drive is bordered by mature hedgerows with feature lighting. Electric car charging point. Access to the side of the property leads to an enclosed rear garden which has been landscaped to include lawn, paved dining area with pergola and serving sideboard, outdoor Kitchen with barbecue area and preparation work surfaces plus raised Dining Area. **Workshop/Store** with window and door to front. Outside lighting, water and power supply. To the end of the garden a picket fence, which borders the neighbouring field and provides views onto the nearby woodland.

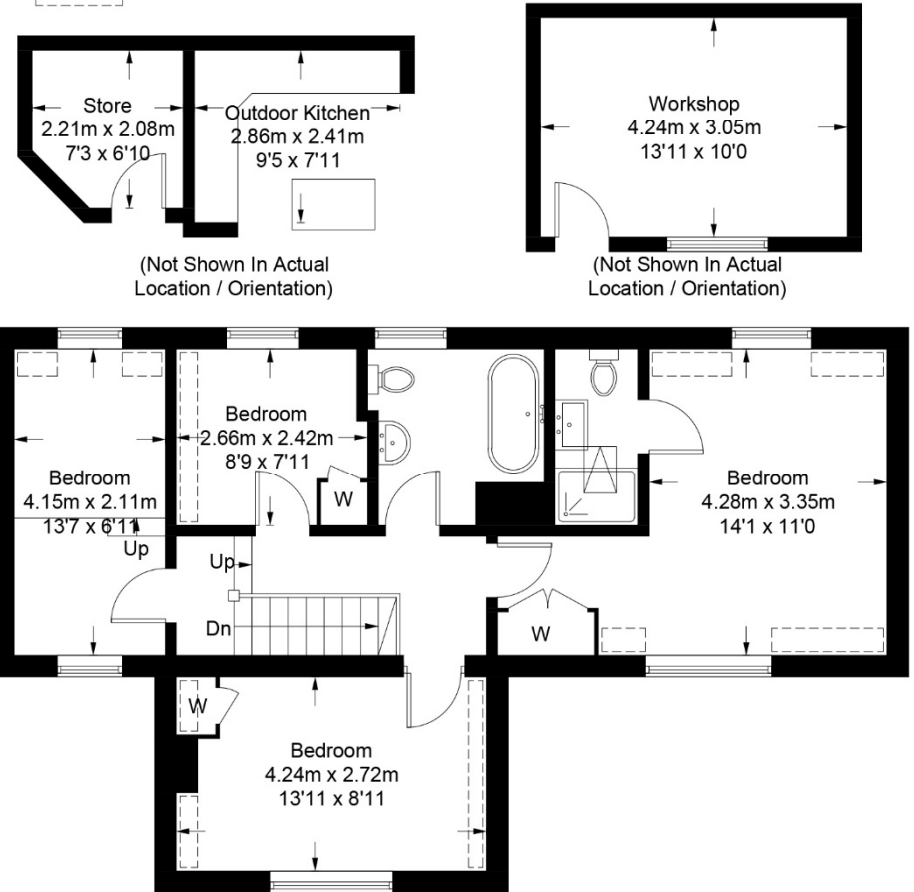






Ground Floor = 112.9 sq m / 1215 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor = 64.3 sq m / 692 sq ft

Approximate Gross Internal Area = 177.2 sq m / 1907 sq ft

Outbuildings = 17.3 sq m / 186 sq ft

Total = 194.5 sq m / 2093 sq ft (Excluding Outdoor Kitchen)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID996646)



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired Worcester boiler in the Utility Room.

Council Tax

Payable to Stratford District Council.
Listed in Band E

Energy Performance Certificate

Current: 71 Potential: 77 Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

Upon entering the village on the A3400 from Stratford-upon-Avon, the property will be found on the left hand side identified by our For Sale board and a short distance before the Bell Inn on the opposite side.

What3Words: ///cushy.sketch.hounded

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CS2209/30.08.2023



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