



Pritchard &
Company



12 The Nashes

CLIFFORD CHAMBERS, STRATFORD UPON AVON, WARWICKSHIRE

12 The Nashes

An individual architect designed village house built in 2018 in a contemporary style on the edge of Clifford Chambers, close to Stratford upon Avon

Stratford upon Avon 2 miles, Warwick 11 miles, Royal Leamington Spa 14 miles, Chipping Campden 9 miles, Birmingham 34 miles and Oxford 40 miles (all distances and times are approximate)

KEY ATTRIBUTES

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Stratford upon Avon – from 46 minutes to Birmingham Moor Street, Warwick Parkway – from 76 minutes to London Marylebone; Moreton in Marsh – from 92 minutes to London Paddington



M40 (Junctions 12 and 15)



Birmingham International Airport



The Welcombe Spa and Golf Club, Stratford Oaks Golf Club, Stratford upon Avon Golf Club, Ingon Manor Golf Club, Welford on Avon Golf Course and Bidford Grange Golf Course



National Hunt racing at Stratford, Warwick, Cheltenham and Worcester; hunting locally with Croome and West Warwickshire Foxhounds and Warwickshire Hunt



Bridgetown Primary School, The Croft Preparatory School, Arnold Lodge, Warwick Preparatory School, Stratford High School, Chipping Campden High School, Stratford Girls' Grammar School, King's High, Kingsley, King Edward VI School and Warwick School



Royal Shakespeare Company's Theatres, Stratford upon Avon, Everyman Theatre, Cheltenham and The Theatre Chipping Norton



Shakespeare Birthplace Trust, Warwick Castle, Kenilworth Castle, Compton Verney Art Gallery, Ragley Hall, Coughton Court, Upton House, Hidecote Manor, Kiftsgate Court Gardens and Blenheim Palace



Bannatyne Health Club & Spa Wildmoor and Macdonald Alveston Manor Spa



SITUATION

12 The Nashes is situated in the picturesque No Through village of Clifford Chambers, close to Stratford upon Avon. Clifford Chambers is a charming village located two miles south of Stratford upon Avon surrounded by rolling Warwickshire countryside. The village extends largely along one road with a beautiful 12th Century church, a manor house and a mill on the River Stour with a colourful history. The village also has a lively community with many active clubs and societies, a well attended village hall, recreation ground and a popular public house.

Stratford upon Avon is a thriving market town famous throughout the world as the birthplace and home of William Shakespeare. There are excellent shopping and recreational facilities in town including a leisure centre and swimming pool.

There is an abundance of quality restaurants, gastro pubs and public houses in the local area as well as sporting and walking opportunities. The area also provides a number of excellent state and independent schools.

THE PROPERTY

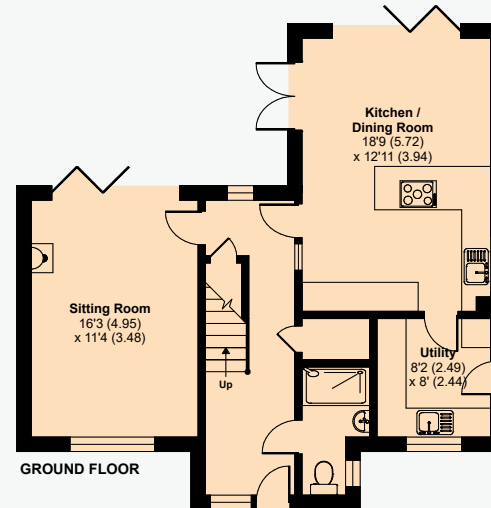
12 The Nashes was constructed in 2018 occupying a generous plot in an established setting. The architectural style is contemporary with striking white rendered elevations beneath a slate roof with modern windows and doors giving a fashionable appearance. The large window openings allow light to flood in, this combined with taller than average ceiling heights and a good arrangement of rooms, provides for a well designed family home well suited to modern day living.

In brief the accommodation includes a welcoming entrance hall with solid oak staircase rising to the first floor galleried landing having contemporary glass balustrades. The flooring is by Karndean. There are two receptions, the sitting room is double aspect with bifold doors onto the garden terrace and a feature gas burner as a focal point. The kitchen/dining room is open plan with ample space for a dining table and chairs and sofa with two sets of glazed doors allowing uninterrupted aspects of the garden adjoining the terrace. The kitchen itself, is well appointed with a good range of cupboards and drawers having Quartz work surfaces and a range of integrated Bosch appliances. There is a sizable utility room with matching units to that of the kitchen housing the gas fired central heating boiler. Also on the ground floor accessed from the entrance hall is a very useful shower room and two large housekeeping cupboards. The bedroom accommodation is set out around an attractive landing with a picture window overlooking the garden. There are three double bedrooms. The principal bedroom has a walk-in dressing room and a dedicated en suite shower room, large windows and a Juliette balcony. Bedroom two also has a Juliette balcony. The family bathroom is spacious and well appointed with contemporary sanitaryware and tiling.

The property is offered in excellent decorative order and is particularly energy efficient.

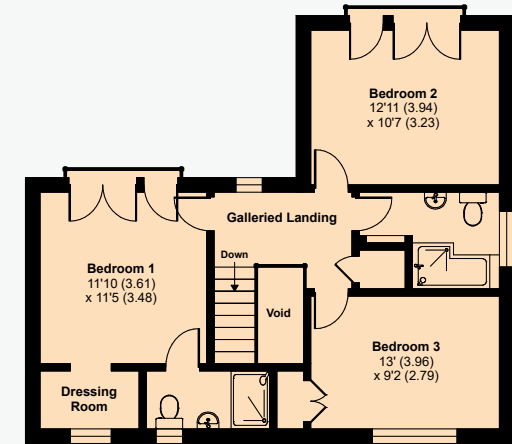
12 THE NASHES

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GROUND FLOOR

Approximate Gross Internal Area
Main House = 1,340 sq ft / 124.4 sq m



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1204268



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OUTSIDE

The property is approached via a private road into a gravel drive with parking for several vehicles. The rear garden is south west facing and has been landscaped by the current vendors to include a substantial stone paved terrace ideal for summer dining, a level expanse of lawn with well planted borders. There is a separate area to the side of the kitchen with a timber garden shed, greenhouse and an area for growing vegetables in raised beds.

GENERAL INFORMATION

Agent's Note

The property benefits from the balance of a 10 year house builder's warranty.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax: Band F.

Services

Mains water, gas, electricity and drainage are connected. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Energy Performance Certificate

Rating B. A full copy of the report is available from the agent.

Directions: CV37 8JB / what5words – flight.plan.happen

From Stratford upon Avon town centre proceed south east over Clopton Bridge and at the traffic island take the second exit onto Shipston Road (A3400), continue for approximately one mile and proceed over the next island. After a short distance turn right onto the B4632 and proceed for approximately three quarters of a mile before turning left into Clifford Chambers. Turn immediately right and shortly before the end of the road turn left for The Nashes. 12 The Nashes is then situated on the right hand side.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Pritchard & Company

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