



Clopton Tower
Clopton | Stratford upon Avon | Warwickshire | CV37 0QP

FINE & COUNTRY

CLOPTON TOWER

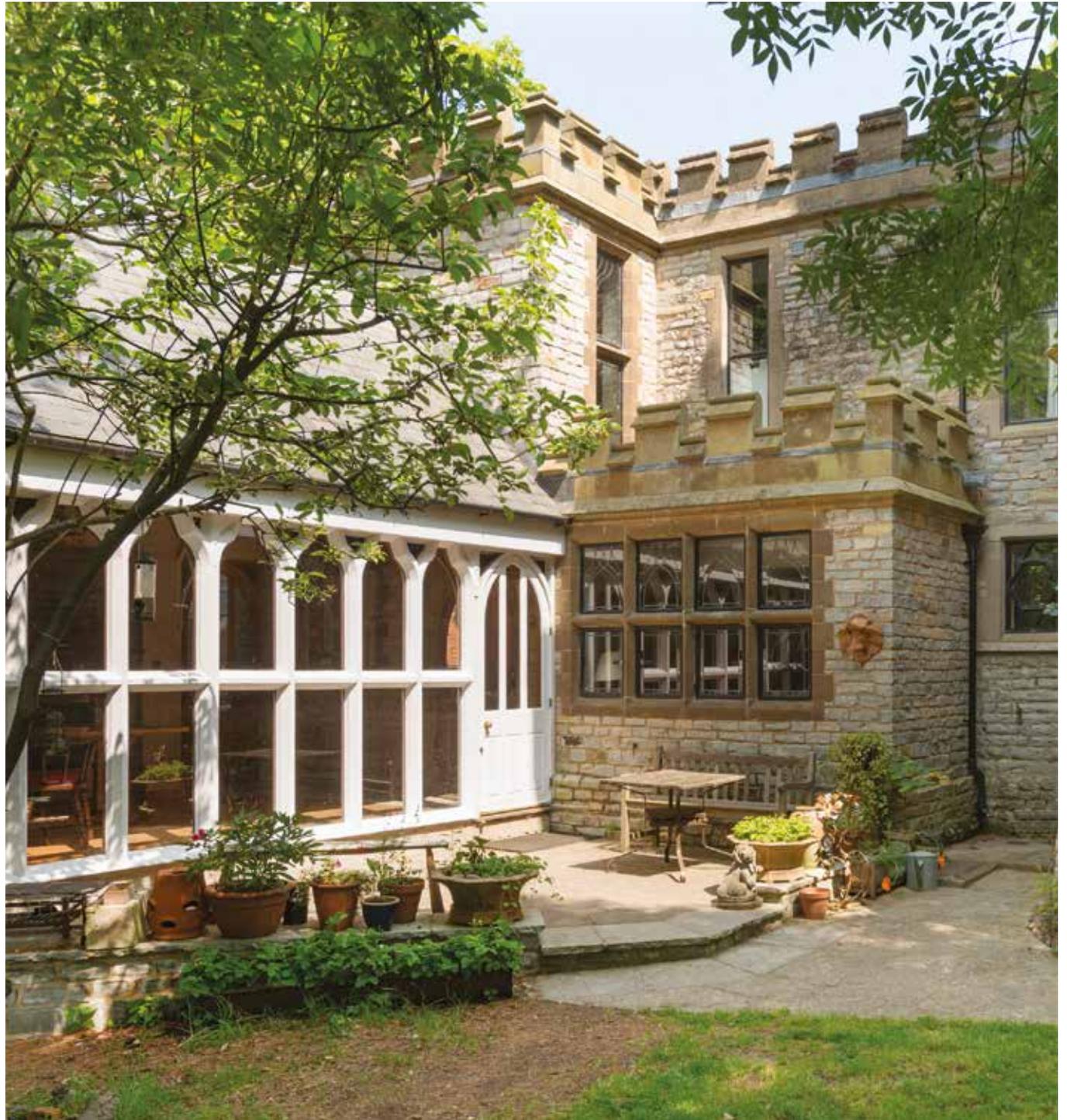




A magnificent Grade II Tower house set in a panoramic setting with sweeping views and close to the town centre. This beautifully restored house with Annex and planning permission for further ancillary accommodation offers four bedrooms, two en suites, family bathroom, three reception rooms, two kitchens, conservatory and utility room. Set in 0.46 acres of mature garden and woodland with a garage, workshop and ample parking.

Accommodation summary

A beautiful landmark property, set against the backdrop of the Welcombe Hills in a quiet location with stunning panoramic views, Clopton Tower is a unique Grade II Listed building dating back to the 1840's. Over a period of many years the footprint of the original belvedere has increased threefold having been conscientiously extended and restored, creating a family home full of character with a modern day feel.





Ground Floor

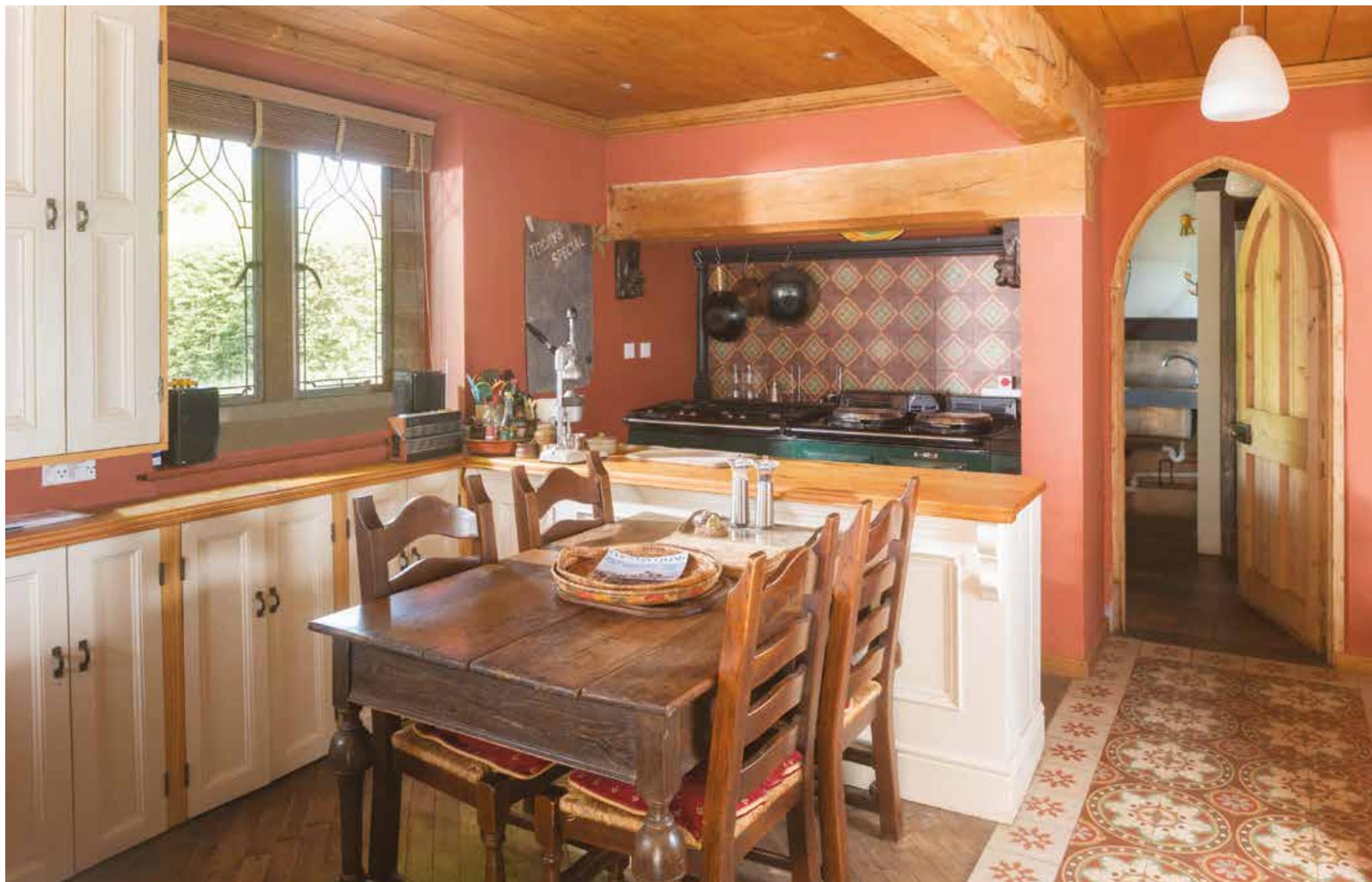
From the frontage parking the property may be entered via a covered porch into the conservatory. This room sets the tone of the house with its steep pitched ceiling, three sides of gothic style window frames including a triptych of stained glass. The flooring is of oak boards bordered by Westmorland slate. An inset wall mounted wood burner with oak surround provides extra warmth for winter gatherings combined with the radiator. There is access from the conservatory to the garden and a heavy oak gothic door giving access to the kitchen, which provides a wealth of character.

The flooring is of Victorian encaustic tiles and oak parquet, a cedar boarded ceiling and oak beam, plentiful storage in reclaimed panelled cupboards, handcrafted work surfaces and drawers, the electric Aga and a five ring gas hob is set into an inglenook.

A separate utility room offers further storage and houses washing machine, dishwasher and fridge and recently renewed gas boiler (09.2018).



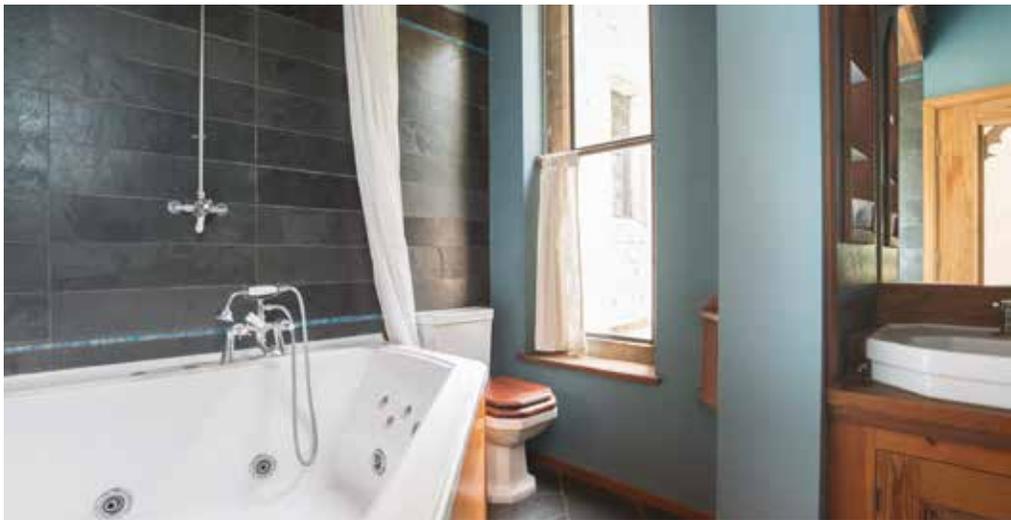
From the kitchen is a well-proportioned room that could be used for many different purposes including a dining room or second living/office area. There are stone mullioned windows either end, and an original Tower mullioned window is now an internal feature, maple flooring and an oak staircase leading to the first floor.





The lounge has a full height East window with views towards the golf course, an elm boarded ceiling, and has a door to the original entrance porch where wood may be stored in the winter for the wood burner. There is access from the lounge to the annex if required.





First Floor

The oak staircase leads to a beautiful landing area with a window giving views of the neighbouring houses and driveway, a built-in bookcase, and carved decorative features. There are three bedrooms, one en suite, and family bathroom on this floor. The first double bedroom has windows to the North and East, and an Elm boarded ceiling. The second large double bedroom has built in storage, beautiful stone mullioned windows and a modern and well-presented en suite with shower, W.C. and basin. The room also benefits from a mezzanine area with access to a large loft and there is a cedar boarded ceiling. The third bedroom is a large single with built in storage. The modern family bathroom has a Jacuzzi bath with raindrop shower overhead, W.C. and period basin. The room is spacious and still retains plenty of character.





THE ANNEX

Ground floor

The Annex is part of the original Tower and has undergone a complete renovation. It has its own separate entrance and there is access to the main house from the kitchen if required. The kitchen which is totally delightful is octagonal in shape with a feature slate floor and windows on three sides providing views of the gardens and countryside. The storage units have been custom made from Oak to a high standard, the oven is built in with an electric hob set into a charming brick arched surround. The original 1840's Oak spiral stair leads from the kitchen to all the Tower floors and roof.

First Floor

There is one well-proportioned double bedroom with en suite. The room has beautiful original stone windows on three sides and built in feature wooden wardrobes and storage units. The modern and very well presented en suite has a double shower, W.C. and basin.



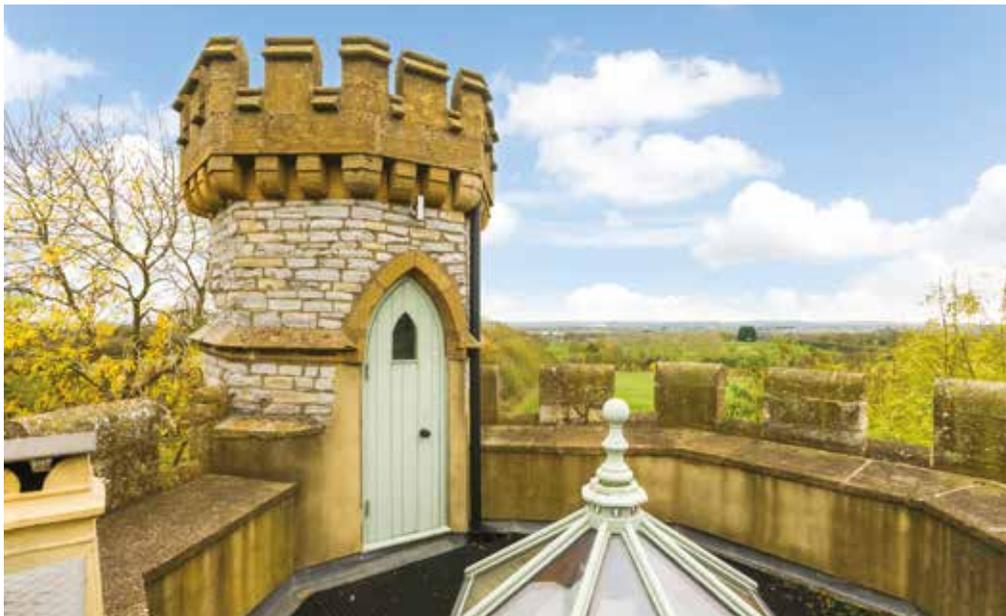
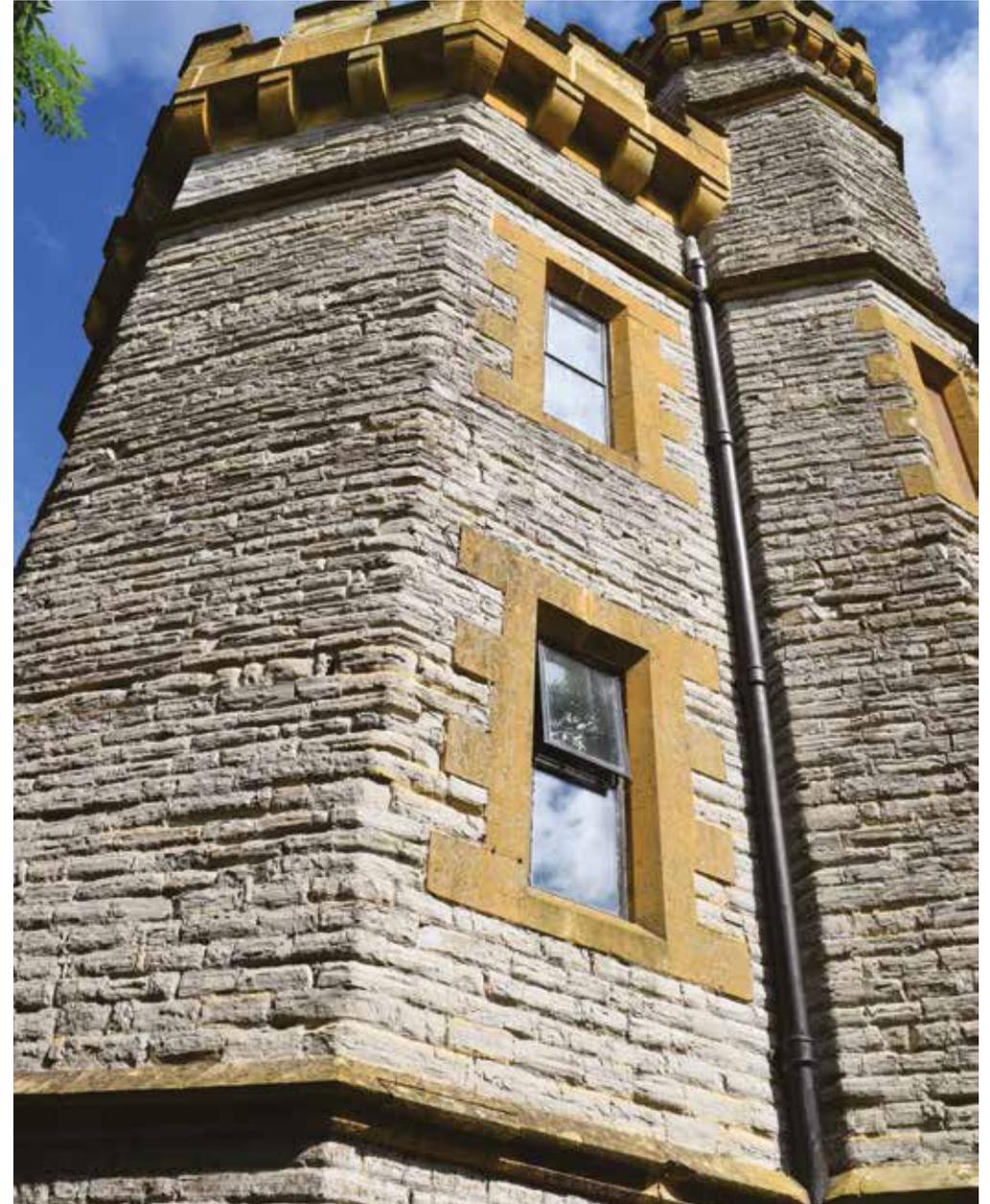


Second Floor

The lounge has a domed ceiling with an octagonal lantern skylight. The room has panoramic views from all aspects of the surrounding countryside.

Third Floor

At the top of the spiral stair is a door to the outside and top of the Turret. There are beautiful 360 degree panoramic views of the countryside sweeping across Stratford town, the Welcombe parkland and distant views to Edgehill and Broadway.





PLANNING PERMISSION

The property has recently been granted planning permission to build ancillary accommodation in the grounds. Please see drawing found to the back of the brochure.

Outside

The property can be accessed via a couple of different routes, coming from the top of Blue Cap Road you enter a private drive leading to a gravel parking area. The garden and grounds wrap around the property and allow direct access to the Welcombe Hills (www.welcombehills.co.uk). The rear garden has a mixture of patio area, mature trees, shrubs, flower beds with a large lawned area. There is a pond, wood store and garden shed with a sauna. At the front you have immediate access to the garage which is currently used as a large workshop with W.C. The Annex has its own separate drive from the rear of the main house with parking. The total area of the plot is 0.46 of an acre.







LOCATION

Stratford-Upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

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. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.





Services

The property is connected to all mains services

Local Authority

Stratford upon Avon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

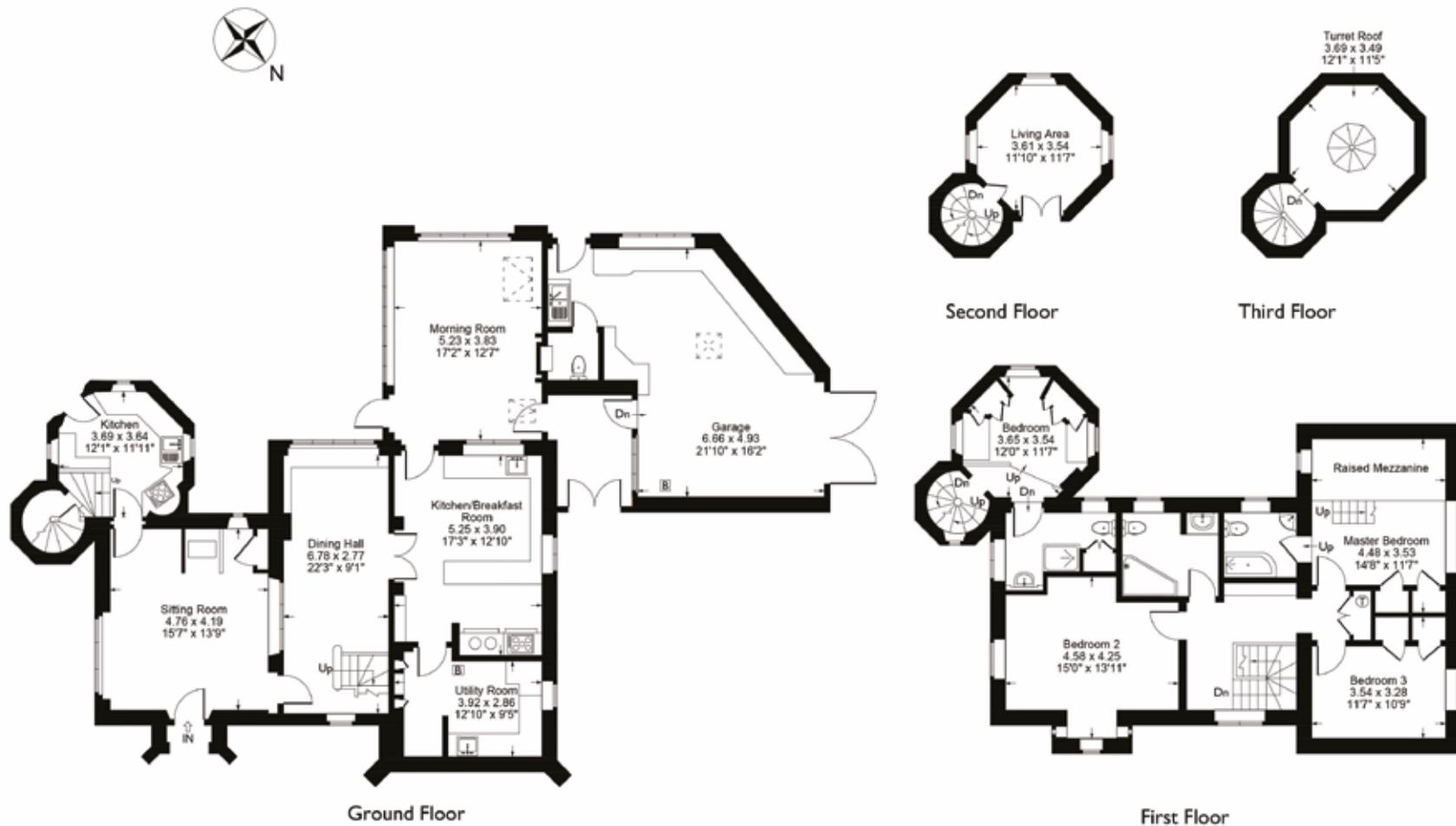
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	11.00am - 3.00 pm

Directions

The postcode to the property is CV37 0QP. Proceed to the top of Blue Cap Road and you will see a private drive leading to the Clopton Tower and its three neighbour properties.



Approximate Gross Internal Area = 208.00 sq m / 2239 sq ft
 Garage = 35.00 sq m / 376 sq ft
 Total Area (excluding turret roof) = 243.00 sq m / 2615 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

EPC Exempt



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THE FINE & COUNTRY
FOUNDATION

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Fine & Country

Tel: +44 (0)1789 332 600

stratford@fineandcountry.com

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

