

# RIDGEWAY

ULLENHALL • WARWICKSHIRE







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*A contemporary house with breath-taking views*

Henley-in-Arden 3 miles (trains to Birmingham Snow Hill and Stratford upon Avon) • M42 (J3) 4 miles  
M40 8 miles • Warwick 12 miles • Warwick Parkway Station (trains to London Marylebone scheduled from 69 minutes)  
10 miles • Birmingham Airport 18 miles • London 110 miles • (Times and distances approximate)

## Accommodation and amenities

Hall • Dining room • Garden room • Drawing room • Family room • Kitchen/breakfast room  
Sitting room • Utility/second kitchen • Master bedroom suite with dressing room and balcony  
6 further en suite bedrooms • Galleried landing/sitting area

Garaging for 5 cars • Office space

In all about 2 acres

Freehold

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

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## Warwickshire

Ridgeway is situated in an enviable position just outside the village of Ullenhall. The village is highly sought after and has good local amenities, parish church, public house and village hall. Close to Ullenhall is the attractive market town of Henley-in-Arden, offering a range of shops and recreational facilities, including public houses and restaurants; primary, secondary and nursery schools; play groups and toddler facilities; and doctors and veterinary surgeries. Approximately 10 miles away is Stratford upon Avon with its world famous Shakespearean

theatres, heritage and amenities. The property is extremely well located for the motorway network with the M40, M42 and M5 in close proximity. The International Railway Station and Airport at Birmingham are a mere 18 miles away. Recreational facilities in the area include: golf courses at Henley-in-Arden, Stratford and Warwick; and horse racing at Stratford, Warwick and Cheltenham. The National Indoor Arena (NIA), Convention Centre and Symphony Hall are in Birmingham city centre and the National Exhibition Centre (NEC) is approximately 15 miles away.

## Schools

There is an excellent range of state, private and grammar schools in the area to suit most requirements, including grammar schools at Stratford and Alcester, Warwick Prep and Public School, Kings High School for Girls in Warwick and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.





## Ridgeway

The house is approached through an impressive gateway with electric gates and intercom system. The driveway rises gently to a turning area at the front of the house. The house was built in 2004 and is of Tudor style, largely constructed of English green oak using traditional carpentry techniques. The house is entered up York stone steps through an arched oak door to an ante hall that leads into the main reception hall (currently dining room).

The room benefits from an inglenook fireplace and has doors leading to the other reception rooms. Beyond the dining hall is the garden room, which enjoys beautiful south westerly views over the surrounding countryside. Doors from the garden room lead to the terrace and drawing room, which is generously proportioned and has a large inglenook fireplace and French doors that lead out to the garden. To one end of the house is the library which has an open stone fireplace and bespoke built-in bookshelves, as well as French doors to the gardens.

To one end of the house is the bespoke kitchen/breakfast room which has built-in units, granite work surfaces, central preparation island and French doors that open onto the terrace. Beyond the kitchen is a smaller, but fully furnished secondary kitchen and utility room. A door from the kitchen opens to the back passage leading to the back door, a downstairs shower room, a separate WC, and a study/snug, with an inglenook fireplace.



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- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Terrace
- Recreation

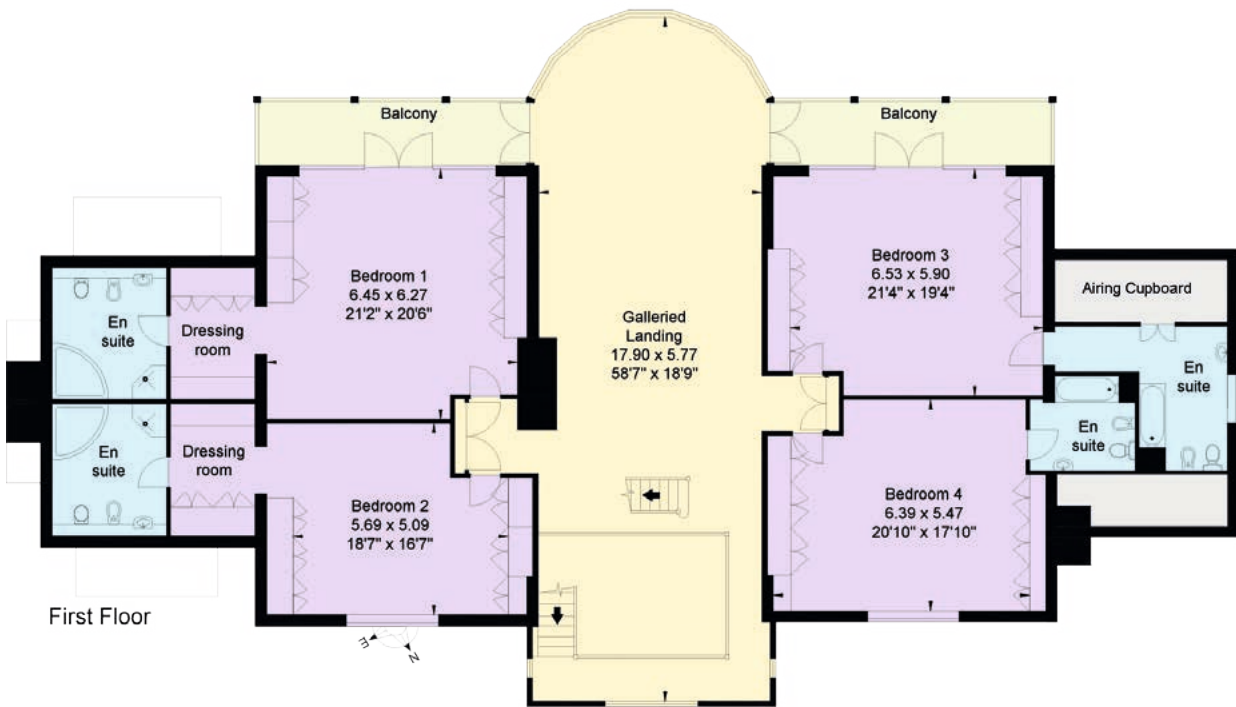


**APPROXIMATE GROSS INTERNAL FLOOR AREA:**

House: 852 sq m ( 9,171 sq ft)  
 Outbuilding: 192 sq m ( 2,067 sq ft)  
 Total: 1,044 sq m ( 11,238 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
 17.6.2013 ma/7107

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.





First Floor



Second Floor

Denotes restricted head height





The bedroom accommodation is reached via an impressive oak staircase in the ante hall that rises to a galleried landing/sitting room. The gallery has a panoramic window that enjoys views as far as the Malvern Hills to the south west and the Cotswolds to the south. The first floor has 4 en suite bedrooms with fitted oak wardrobes and dressing tables. The master bedroom suite and guest bedroom suite both have additional dressing areas. Those rooms facing south/west have use of a balcony. The second floor consists of 3 en suite bedrooms, all with bespoke built-in furniture and stunning views.

Notable features include:

- Under floor heating throughout, including the office annexe
- LPG gas fireplaces (these could be converted to burn wood)
- Programmable lighting
- Instant hot water
- CCTV system





## **Outbuildings**

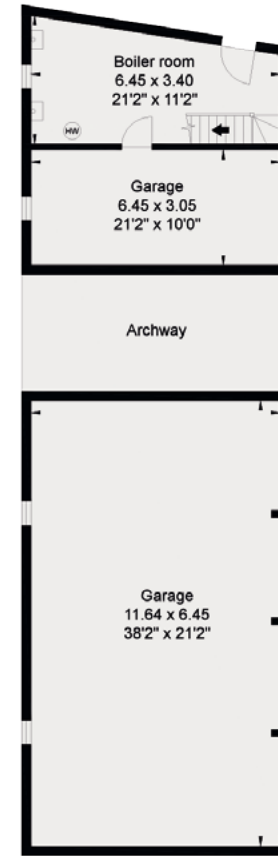
Adjacent to the house is the garage block with 5 garages with electric up and over doors. A door to one side has stairs that lead up to office space above. The boiler room and comms room are also housed here.

The gardens at Ridgeway have largely been laid to lawn. However, the current owner has taken time and great care landscaping the outdoor environment. To the front of the house is a raised stone seating area and rock garden.

Next to this is a series of ponds, linked together with rills and granite stone waterfalls. The gardens benefit from an automatic irrigation system. The lawn sweeps around the house to the rear.

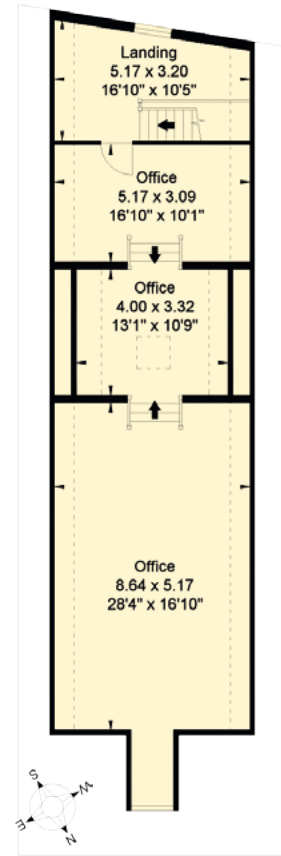
A terrace runs along the south western elevation and is constructed of York stone walls and Szechuan (Chinese) flagstones. The views south and west from the house are second to none, enjoying vistas over the surrounding countryside as far as the eye can see.

There are also far-reaching views to the north and east, which can be seen from the upper levels of the house.



Ground Floor  
Outbuilding

Not shown in  
actual location /  
orientation



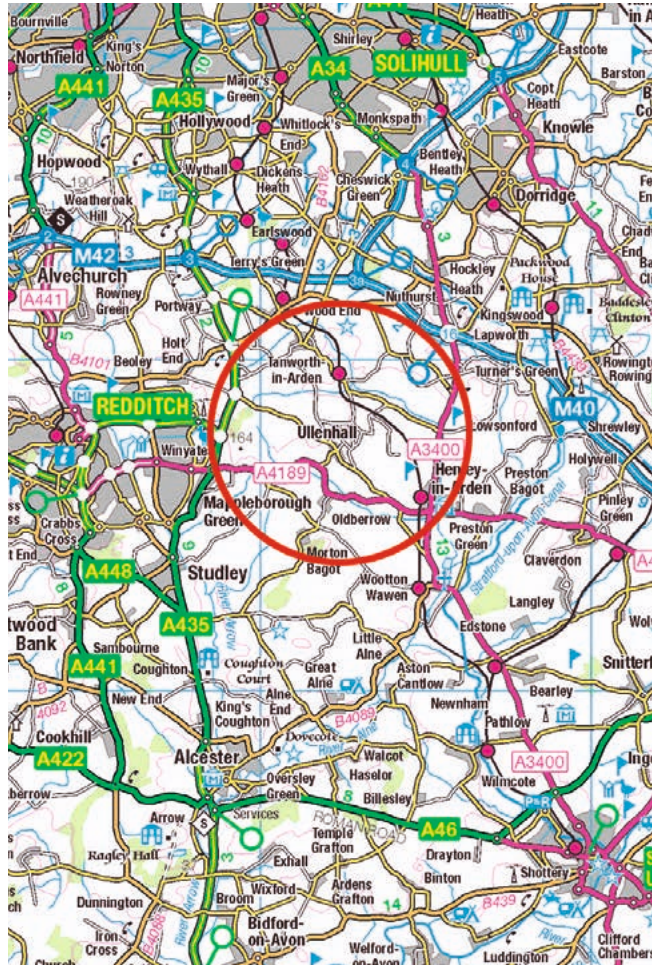
First Floor  
Outbuilding







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### Services

- LPG central heating
- Mains water
- Mains electricity
- Private drainage

### Local authority

Stratford on Avon District Council.  
Telephone: 01789 267 575

### Directions B95 5PN

From London take the M40 north and continue onto the M42 heading west. At Junction 3 take the exit and take the first exit on the roundabout onto the A435 (Alcester Road). After approximately 2.5 miles take the exit towards Ullenhall (Ullenhall Lane). The entrance to Ridgeway will be on your right hand side after approximately 1.5 miles. If you get to Ullenhall village you have gone too far.

### Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

### Viewings

Strictly by prior appointment with the sole selling agent Knight Frank LLP.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	58



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