1 Goldicote Hall, Goldicote
Stratford-upon-Avon
A rare opportunity to acquire this stunning apartment set in a magnificent mature parkland setting. This three bedroom split level apartment is contained within the Grand Hall. It has a wealth of character features including a spacious drawing room with a beautiful bay window and large master bedroom with en-suite. Both have floor to ceiling windows that flood the rooms with light and provide panoramic views of the garden, parkland and countryside beyond. There is also a large three chamber cellar ripe for redevelopment, subject to the necessary consents. The apartment is set within delightful communal grounds and includes a garage and two allocated parking spaces. 

Goldicote Hall is situated about three miles south of Stratford upon Avon with excellent links to the town and its range of amenities, theatres, cafes and leisure pursuits.

- Character property
- Split level apartment
- Three double bedrooms
- Original drawing room
- Garage and allocated parking

**£600,000**

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**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles distance of Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**ACCOMMODATION**

**GRAND COMMUNAL ENTRANCE HALL** leads to the apartment door.

**ENTRANCE HALL** entry phone and a feature stained glass window to main entrance.

**CLOAKROOM** window towards back landscaped garden, wc, pedestal wash hand basin, heated towel rail, vinyl flooring and access to boiler cupboard.
**DRAWING ROOM** a truly magnificent room with floor to ceiling bay window with views towards the courtyard garden and fields beyond, and French doors with steps that lead down to the courtyard garden and a patio area for seating. Two further windows to front. The room has the original decorative ceiling lattice cornice and coving, a chandelier and an open fireplace.

**REAR HALL** stairway and door to

**KITCHEN** with vaulted ceiling, large window to side courtyard garden, range of matching side and base units, working surface over incorporating one and a half bowl stainless steel sink with drainer, four ring electric hob with extractor fan over, integrated double oven, fridge freezer, dishwasher and washing machine.

**GROUND FLOOR MASTER BEDROOM** a large double room with decorative ceiling cornice and coving with chandelier. Floor to ceiling bay window to back overlooking landscaped communal grounds. Range of fitted wardrobes and a walk in wardrobe with hanging rail.

**EN SUITE SHOWER ROOM** with extractor fan, shower cubicle, wc, pedestal wash hand basin, heated towel rail, tiled walls, vinyl flooring.

**LOWER LANDING** door to cellar.

**BEDROOM** a double room with window to rear gardens.

**BEDROOM** a double room with window to the front.

**BATHROOM** wc, panelled bath with shower over, shower screen, pedestal wash hand basin, tiled walls, extractor fan and heated towel rail.

**CELLAR** believed to be the original hall’s cellar. There is a triple chambered cellar just under 1,000 sq.ft., comprising an entrance cellar, a side cellar, middle cellar and a rear cellar with cold storage shelving. The cellars offer a great opportunity to convert subject to the necessary consents and permissions.

**OUTSIDE**

There are two allocated parking spaces to the front of the property.

**SINGLE GARAGE EN BLOC** numbered, with stable doors.

**COMMUNAL GROUNDS** including landscaped gardens, parkland, tennis courts and pathways.
Goldicote Hall, Goldicote, CV37 7NY
Total Approx. Floor Area 257.41 Sq.M. (2771 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.
GENERAL INFORMATION

TENURE The property is understood to be sold with a share of the freehold, although we have not seen evidence. All residents are shareholders in the management company. This should be checked by your solicitor before exchange of contracts. There is an annual service charge of approximately £4,000 per annum.

SERVICES We have been advised by the vendor that mains electricity and water are connected to the property. There is a shared drainage system and LPG heating. These details should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: G. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford-upon-Avon South via the Banbury Road, at the roundabout take the first turning continuing along Banbury Road towards Ettignton. After approximately two miles turn left signposted to Goldicote Hall. Follow the private driveway towards the hall and head to the main house where the visitor parking will be found. The apartment is found at the main entrance of the building.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact ones of land they are purchasing.
Six offices serving South Warwickshire & North Cotswolds