



Round House Farm

Stratford-upon-Avon

theAgents
property consultants

A Distinguished Country Estate with exceptional versatility in close proximity of the desirable town of Stratford-upon-Avon.

ROUND HOUSE FARM
STRATFORD-UPON-AVON

Summary

Round House Farm is a distinguished and substantial residence, beautifully positioned within approximately 6.8 acres on the outskirts of Stratford-upon-Avon. Combining timeless rural charm with flexible living accommodation, the property offers an exceptional opportunity for those seeking space, privacy and versatility in one of Warwickshire's most desirable locations. With an idyllic, elevated position, this is a property you must view to truly appreciate its beauty.

Ground Floor

Arranged to provide generous and well-balanced living accommodation, ideal for both everyday family life and entertaining. A welcoming entrance hall sets the tone for the house, leading to a range of reception spaces displaying attractive outlooks over the surrounding land. The heart of the home, the large open-plan kitchen diner with a central island, an abundance of kitchen storage, suitable space for 6-seater table with an attractive fireplace. To the rear, a beautiful garden room which enjoys the far reaching countryside views. Off of the kitchen is a sizeable utility/boot room. Off the main hall, a formal drawing room, adjoining this, the living room perfect for relaxing in the evenings. Finally, there is a sizeable office with Neville Johnson fitted units and a cloakroom.

First Floor

The first floor continues the sense of space and comfort, offering well-proportioned accommodation designed to maximise light and views across the gardens and grounds. This level provides a peaceful retreat from the living areas below, with a layout that lends itself to family living and hosting guests in comfort. The Principal bedroom has a bespoke dressing room with fitted wardrobes leading through to the bedroom space which is a great size with an en-suite. Bedroom two and three are suitable king rooms with their own en-suites and wardrobing.

Second Floor

The second floor adds further versatility to the property, offering additional rooms for guests. Two further bedrooms with the use of a shared bathroom utilising this incredible family home.

Outside

Set within beautiful grounds, they are a defining feature of the property. The land provides a wonderful sense of privacy with ample space for a variation of lifestyles. A double garage, an annexe hosting a double bedroom with a bathroom suitable for extended family. The stables, complete with accommodation above, furthers the estate's flexibility, appealing to equestrian enthusiasts or those seeking additional living or working space within the grounds. To the front, there is ample parking.

Location

A sought-after rural setting just outside the historic market town of Stratford-upon-Avon. The property enjoys the tranquility of the countryside while remaining in close proximity to its excellent transport links, local amenities, acclaimed restaurants and well-regarded schools.

Services to the Property

Mains gas, water and electrics are connected to the property. The property uses LPG gas for the ancillary properties. The entirety is serviced via private drainage.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated C.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

















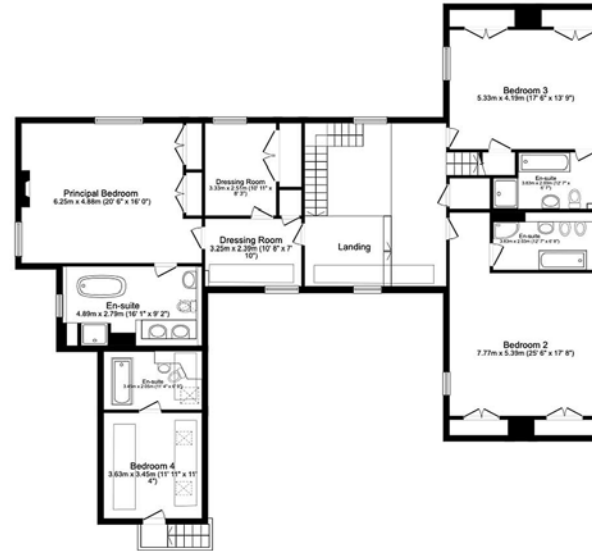
Round House Farm, Stratford-upon-Avon, CV37 0QZ

Total floor area: 634.3 sq.m. (6,827 sq.ft.)



Ground Floor

Floor area 228.9 sq.m. (2,464 sq.ft.)



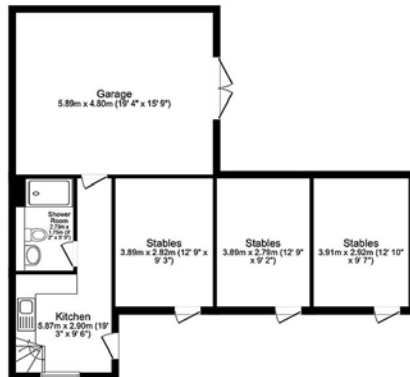
First Floor

Floor area 195.8 sq.m. (2,107 sq.ft.)



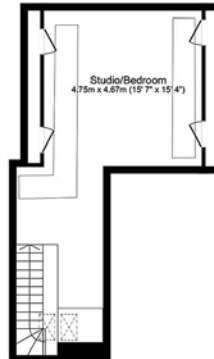
Second Floor

Floor area 52.5 sq.m. (565 sq.ft.)



Annex Ground Floor

Floor area 81.8 sq.m. (880 sq.ft.)



Annex First Floor

Floor area 37.9 sq.m. (408 sq.ft.)



Garage

Floor area 37.4 sq.m. (403 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.