



Marsh Road, Wilmcote, Stratford-Upon-Avon, CV37 9XR

Guide price £1,000,000



**** KING CINEMATIC VIDEO ** Individually Designed Detached Residence ** Five Bedrooms, Three En-suites, and Front and Rear Balconies** Impressive Split-Level Living Room ** Generous Private Gardens ** Substantial 35ft Integral Garage ** In-and-out Driveway with Extensive Parking ** A truly outstanding individually designed detached residence of exceptional scale and quality, extending to over 3,700 sq. ft. and occupying a beautifully mature landscaped plot with superb privacy and outstanding entertaining space. This impressive five-bedroom home features elegant reception rooms, a magnificent split-level living space opening onto the gardens, three en-suite bedrooms, balconies overlooking the grounds, extensive driveway parking and a substantial integral garage, all combining to create a luxurious family home of rare distinction and considerable lifestyle appeal.**



This individually designed detached residence offers substantial and highly versatile accommodation extending to approximately 3,714 sq. ft., occupying a beautifully mature plot with landscaped gardens and superb outdoor entertaining space. Combining impressive proportions with a thoughtfully designed layout, the property is ideally suited to modern family living.

Approached via an attractive in-and-out block paved driveway providing extensive parking for numerous vehicles, the property immediately creates a striking first impression with its distinctive architectural design, mature frontage and integral garaging.

The welcoming entrance hall forms the central hub of the home and provides access to the principal ground floor accommodation. The well-appointed kitchen is fitted with a comprehensive range of units together with generous worktop space and a central island, creating an ideal environment for both everyday living and entertaining. Positioned adjacent, the separate dining room offers an excellent formal entertaining space whilst maintaining a sociable connection to the main living areas.

A particular highlight of the property is the exceptional living room extending to over 24 feet in length, offering an impressive open-plan reception space flooded with natural light and providing ample room for multiple seating arrangements. The split-level design adds character and definition to the accommodation, whilst two sets of double doors open directly onto the paved patio and beautifully landscaped gardens, creating an excellent indoor/outdoor entertaining environment. A separate door leads through into the garden room — a bright and versatile reception area enjoying attractive glazing and delightful views across the gardens.

Further ground floor accommodation includes a useful study, ideal for home working, together with a practical utility room and cloakroom/WC. Internal access is also provided to the substantial integral garage measuring approximately 35 feet in length, offering excellent storage, workshop potential or secure parking for multiple vehicles.

To the first floor, the impressive principal bedroom suite

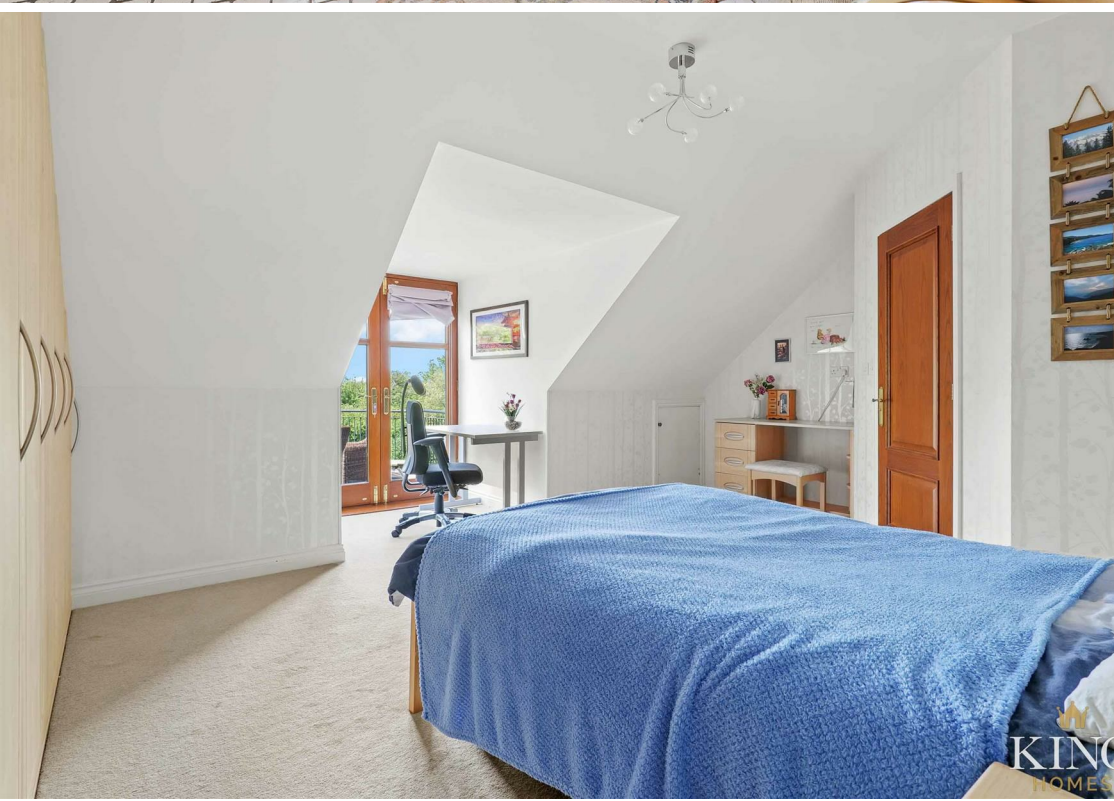
enjoys generous proportions, fitted wardrobes, an en-suite shower room and direct access onto the substantial rear balcony overlooking the beautifully landscaped gardens. Bedroom two is another spacious double room benefitting from its own en-suite facilities, whilst bedroom four also features an en-suite shower room together with access onto the rear balcony. Bedroom three enjoys access onto a separate front aspect balcony, whilst bedroom five is also well-proportioned. The remaining bedrooms are served by the family bathroom.

Externally, the property continues to impress with beautifully maintained mature gardens offering an excellent degree of privacy and seclusion. The rear garden has been thoughtfully landscaped to create a superb outdoor environment ideally suited to both relaxing and entertaining, incorporating expansive lawned areas, established trees and well-stocked borders alongside attractive paved seating areas positioned to enjoy the surrounding greenery. A charming timber summer house provides a further versatile outdoor space, whilst a large electric awning extends over the principal patio area, creating an ideal covered seating and entertaining space. The balconies and direct access from the principal reception areas further enhance the strong connection between the internal accommodation and the gardens beyond.

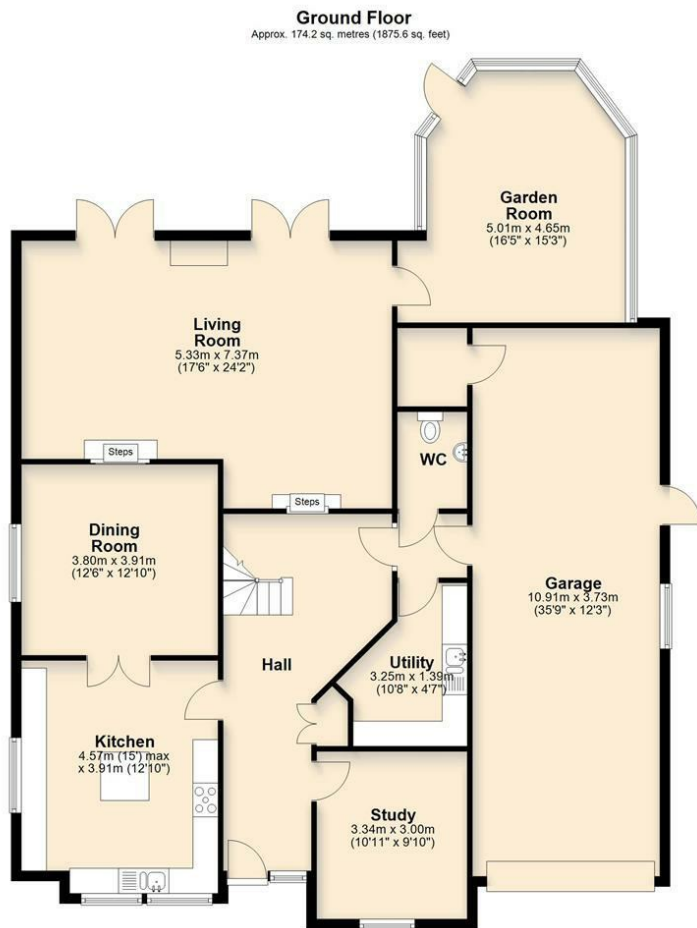
Overall, this is a substantial and beautifully presented family home offering outstanding versatility, impressive reception space and superbly maintained gardens, all within a distinctive and highly individual setting.

Hall	
Kitchen	14'11" x 12'9" (4.57m x 3.91m)
Utility	10'7" x 4'6" (3.25m x 1.39m)
Dining Room	12'5" x 12'9" (3.80m x 3.91m)
Living Room	17'5" x 24'2" (5.33m x 7.37m)
Garden Room	16'5" x 15'3" (5.01m x 4.65m)
Study	10'11" x 9'10" (3.34m x 3.00m)
W.C	
Landing	

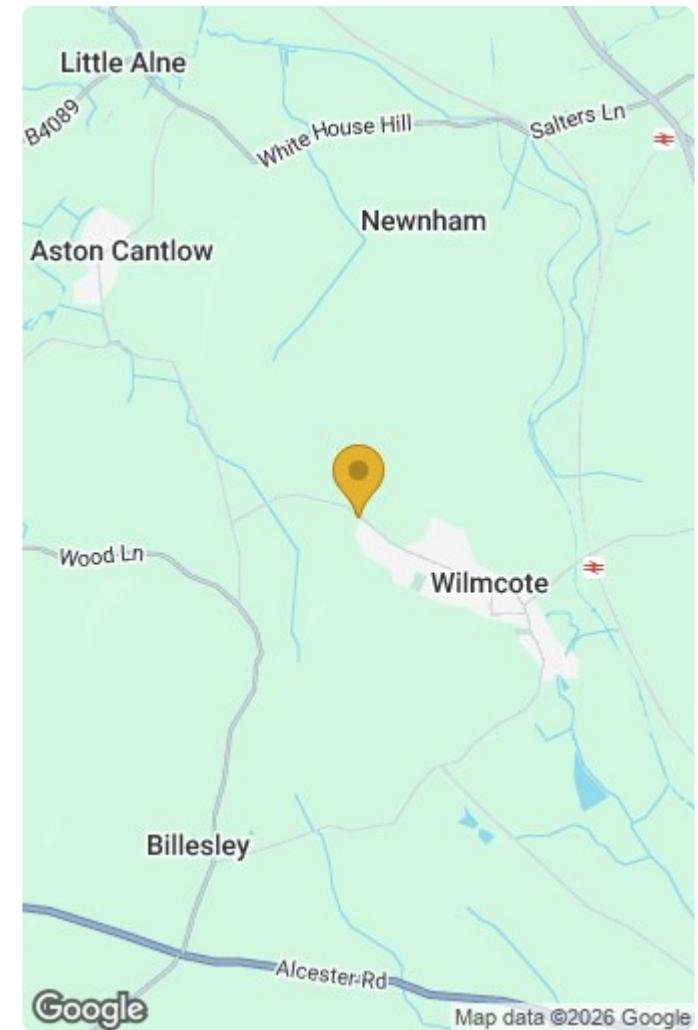
Bedroom 1	19'7" x 21'9" (5.97m x 6.63m)
En-suite	6'6" x 6'5" (2.00m x 1.96m)
Bedroom 2	13'1" x 14'0" (3.99m x 4.28m)
En-suite	5'2" x 5'5" (1.60m x 1.66m)
Bedroom 3	13'4" x 17'5" (4.08m x 5.33m)
Bedroom 4	17'3" x 17'5" (5.28m x 5.32m)
En-suite	
Bedroom 5	17'3" x 13'1" (5.26m x 4.01m)
Bathroom	8'4" x 6'5" (2.55m x 1.96m)
Garage	35'9" x 12'2" (10.91m x 3.73m)







Total area: approx. 346.4 sq. metres (3729.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	