









## BEAUFORT HOUSE

Beaufort House is situated in a uniquely beautiful location up a  $\frac{3}{4}$  mile tree-lined private drive, within the Estate of Edstone Hall, surrounded by mature parklands, and with gardens running to and bounded by a neighbouring 10-acre lake, and just outside the village of Wootton Waven, an attractive historic village with many period properties. This amazing property formed part of the Stables block of the original Edstone Hall, dating back to the 18th century.

The location, quality, and sheer tranquillity of Beaufort House is rare. The conversions to Beaufort House took place in 1986, and further extensive conversions in 2000, coupled with considerable internal and external works by the current owners over the last 17 years, in all extending to over 2,800 sq ft, to produce a rare gem of a property. Beaufort House is situated within Edstone Courtyard, used by a total of three properties. It has a cobbled parking strip in front of the property taking two cars, and a single garage. In addition, Beaufort House owns an area of land, as you turn into the courtyard, of reinforced grass standing that can park further cars. The entrance off the shared courtyard belies the property, hiding behind the double front doors.

This unique home is totally stunning throughout and offers well-proportioned and flexible living space for couples and families alike, and can't be fully appreciated unless you actually step into this beautiful characterful property. Whether it's a hidden retreat from the 'hustle and bustle' of everyday life you're looking for, or a splendid country home to entertain friends and family, this fantastic home will hopefully tick many, if not all the boxes on your wish list.

With over 2300 sq ft of accommodation in the main house and additional office space located in the extensive peaceful garden, this country home briefly comprises:- Welcoming entrance hall, formal dining room, drawing room, stunning breakfast kitchen with additional utility room, guest WC, and garden room with fabulous views. The first floor offers four bedrooms, two with en suites and a family bathroom.







The real jewel in Beaufort's crown is the gardens, which have been immaculately developed to provide a variety of seating and dining areas, as well as a large high-quality cedar clad garden building housing a work room/store and an office that is big enough for multiple occupants to work or play. Throughout are thoughtfully placed garden lighting, watering points and electricity points feeding various water features. The lawns are extensive and slope down to the wonderful lakeside deck for entertaining or just tranquil sitting watching swans, a variety of geese, ducks of all sorts, kingfishers, cormorants and herons. It is a tranquil place of nature (the lake has never flooded within living memory we are told)

## LOCATION

The village has an active community with a post office/general store, the Parish Church of St Peter, a vibrant public house with restaurant, and two highly popular venues at The View and Field and Fork. More extensive facilities are just a few minutes' drive to either Henley-in-Arden and Stratford-upon-Avon, which forms the region's cultural centre with the Royal Shakespeare Theatre. Intercity trains run from Warwick Parkway to London Marylebone, and Birmingham International Airport is 14 miles away. There is a community train service to Birmingham city centre from Wootton Wawen and Henley in Arden. There is an excellent range of state, grammar, and private schools in the area to suit most requirements, including Stratford Prep School, King Edwards Grammar School for Boys, Stratford upon Avon Grammar School for Girls, and Stratford High School, Warwick. Leamington Spa and Solihull are also nearby, providing good private schooling and facilities. Local racecourses include Warwick and Stratford-upon-Avon, and there are golf courses at Bearley, Stratford, and Leek Wootton.





## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains OIL, WATER, ELECTRICITY, AND SHARED SEPTIC TANK connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The property is heated by OIL. Bottled gas is used for cooking.

**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:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









# Beaufort House, Edstone, Henley in Arden

Main House Area 2304 square feet

Outbuilding Area 330 square feet

Garage Area 174 square feet

Total Area 2808 square feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Ground Floor



## First Floor



## Outbuilding



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