





Harts are delighted to offer for sale this fabulous country home nestled very privately down a small lane in the sought after hamlet of Shelfield close to the pretty market towns of Henley in Arden, Stratford upon Avon, and Alcester. The property offers five bedrooms, spacious ground floor living spaces, and an abundance of characterful features. With beautiful grounds of nearly half an acre and surrounded by stunning countryside owned by Heart of England Forestry.

APPROACH The property is approached through double gates and along a gravelled driveway with parking for several vehicles, and a pretty lawned garden with mature trees and shrubs. With access to the garage, car port and entrance porch.

WELCOMING ENTRANCE HALL From the enclosed entrance porch you enter a fabulous hallway with stairs leading to the first floor and a bespoke oak framed internal windows through to the living room allowing lots of natural light to floor through. With wooden flooring, and useful cloaks and shoe storage.

CHARACTERFUL LIVING / DINING ROOM A beautifully characterful 'L' shaped and dual-aspect room with lots of rustic charm having exposed timbers and wooden flooring with underfloor heating thus giving this room a very cosy feel. A feature fireplace takes centre stage with a wood burner, slate hearth and exposed brick surround, a feature built in shelving, exposed timbers, large patio doors lead out to the rear terrace and oak doors leading through to:-

BREAKFAST / FAMILY ROOM / SNUG A lovely reception room with flexible uses. Benefitting from a lovely feature fireplace with wood burner, tiled heath and inset timber mantle, window to rear elevation, sliding patio doors leading out into the garden, beautiful slate flooring running through to:-

COUNTRY STYLE KITCHEN Fitted with a range of eye and base level units and drawers, space for upright fridge freezer, stainless steel sink and drainer with mixer tap over, useful pantry store, integrated dishwasher, range style cooker, built-in under counter





fridge, wooden work surfaces and tiling to splashback areas and door to:-

UTILITY AND GARDENER'S WC With additional storage cupboards, stainless steel sink unit, space and plumbing for washing machine, stable door to garden, useful laundry cupboard with space to house a tumble dryer. Next door is a gardener's WC.

MAIN BEDROOM A bright dual aspect bedroom with views overlooking the garden to both front and rear.

EN SUITE With corner shower cubicle with mains fed shower, low flush WC, pedestal hand basin, tiling to floor and splashback areas, window to rear elevation.

BEDROOM A good size double bedroom with window to rear elevation.

BEDROOM Another double bedroom with window overlooking the rear garden.

BEDROOM Double bedroom with window to rear elevation.

BEDROOM / STUDY Perfect for a home office/study but also suitable for a child's single bedroom or nursery.



FAMILY BATHROOM A well-proportioned and characterful family bathroom with free-standing rolltop bath tub with clawed feet, low flush WC, pedestal hand basin, shower cubicle with mains fed shower and beautifully tiled to splashback areas. Window to side elevation.

WONDERFUL GARDENS Certainly one of the main events of this lovely home is the wrap around gardens, being mainly laid to lawn with vegetable beds, herbaceous plants and shrubs, and with a Southerly aspect looking out onto Heart of England land making this a very peaceful and beautiful garden. A pretty brook runs down the side of the garden which can be accessed via pedestrian steps from the garden. There are plenty of areas to sit and quietly enjoy the birdsong and visiting wildlife under a number of mature fruit trees, but equally, there are paved areas and a pergola covered terrace ideal for al fresco dining and entertaining friends and family.



GARDEN STUDIO A great addition to this country home is the garden studio overlooking the brook which has light and power. A lovely place to work and study and equally, for those with creative hobbies, an area to be inspired.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is OIL heating at the property.

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 G

ENERGY PERFORMANCE CERTIFICATE RATING: TBC 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.







Lower Brook House, Shelfield

Main House Area 2079.86 square feet

Garage Area 295.14 square feet

Total Area 2375.0 square feet

First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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