



**Alderminster Farm House, Alderminster Farm, Alderminster,
Stratford-upon-Avon**
£3,000 pcm



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Alderminster Farmhouse is a five bed Georgian/Victorian Farmhouse set in an attractive courtyard with further houses converted from the adjacent barns, occupying a very pleasant position close to the surrounding Stour Valley countryside. The property has the benefit of oil-fired central heating throughout and amongst the seventeen rooms, the property offers en-suite bathrooms in each bedroom with a very large master suite with walk in wardrobe, sitting area and large en-suite with freestanding bath and separate shower. As well as the sitting room and dining room, there is also a modern kitchen with an AGA, breakfast room, large utility room and office/family room, all of which will be finished to a very high standard.

Alderminster is an attractive and popular Warwickshire village, straddling the A3400 some 5 miles south of the thriving market town of Stratford-upon-Avon which offers excellent shopping, cultural, educational and recreational facilities. The village of Alderminster is surrounded by delightful open countryside with distant southwesterly views towards the Cotswolds. It has a church, village hall and the Bell Inn, which is renowned for its excellent food. The neighboring villages of Preston on Stour and Newbold on Stour have a village shop and post office. In addition, a good road network ensures ease of access to many important centres including Shipston-on-Stour, Warwick, Leamington Spa, Cheltenham and Oxford. Main line train services run from Stratford, Banbury, Moreton in Marsh and Leamington Spa, and the motorway network with the M5, M6, M42 and M40 motorway enables fast travel throughout the Midlands and to London and the South. The National Exhibition Centre, the National Agricultural Centre and Birmingham International Airport and Station are all located within half an hour or so.

Approached by a gravelled path with lawn to the front, private parking to the side and a doorway through to the back garden Leading to:

Entrance Hall with flagstone floors, door to the cellar, sitting room and dining room with overhead light.

Sitting Room 4.9m x 4.25m (16.1 x 13.11ft)

having two windows to the front and side of the property, fitted with curtains and blinds, working fireplace with woodburning stove and stone surround and two chandeliers.

Dining Room 4.9m x 4.25m (16.1ft x 13.11ft) with windows to the front and side, natural oak floor, open fire with stone surround, fitted curtains and blind, chandelier, wall lights and picture light.

Kitchen 5.72m x 4.82m (18.9ft x 16ft) with wooden French doors leading to the rear garden, back staircase leading to first landing and flagstone floors. Cassis and white gloss kitchen units with soft close drawers and centre island with brushed steel hob, granite top, Belfast sink and re-conditioned AGA. Fully integrated dishwasher and built under larder fridge.

Door leading to:

Utility Room 4.62m x 2.82m (15.2ft x 9.2ft) window facing the side of the house with fitted Venetian blind. Flagstone floor, white gloss units with soft close drawers and granite top. Single Belfast sink with single lever tap, white Hoover washing machine, white Hoover condenser dryer and halogen spot lights.

Breakfast Room 4.87m x 3.69m (16ft x 12.1ft) with windows overlooking the rear garden and back patio with door leading outside. Fitted curtains and Roman blind, flagstone floor and Cove woodburning stove situated within a stone fireplace.

Door leading to:

Office/Family Room 4.6m x 3.68m (15.1ft x 12.1ft) having windows over looking the patio and side of the house with fitted Venetian blinds, flagstone floor and original features

Side Entrance leads to:

Back Hallway with flagstone floor, coat hooks and door leading to WC.

Main Staircase with natural wooden banisters

and spindles lead to:

First Floor Landing with window to the front of the property fitted with a Roman blind and chandelier. Doors lead to bedrooms 2 and 3.

First floor landing leads to:

Master Suite comprising:

Master Bedroom 4.85m x 4.82 (15.11ft x 15.10ft) with windows over looking rear garden, full length fitted curtains with tie backs and chandelier.

Leads through to sitting area 4.87m x 3.69m (16ft x 12.1ft) with feature fireplace and stone surround.

Door leads to walk-in wardrobe with shelving and hanging rails and Ensuite

Master Ensuite with stand alone white pool bath, two semi pedestal sinks with mirrors and overhead lights, white toilet, heated towel rail and chrome thermostatic shower. Window overlooking the side of the property fitted with a Roman blind.

Door from first floor landing of Master Suite leads to:

Study with window overlooking the side of the property with Venetian blind and cupboard housing mega flow system and racking.

Bedroom 2 4.9m x 4.25m (16.1ft x 13.11ft) with window facing to the front of the property and fitted curtains with tie backs. Feature fireplace, chandelier and door to ensuite with separate shower, pedestal sink with tiled splash back and mirror over, white bath and toilet.

Bedroom 3 4.29m x 3.29m (14.1ft x 10.10ft) with window to the front and fitting curtains with tie backs. Feature fireplace and door leading to ensuite

Bedroom 3 Ensuite with window overlooking the rear garden fitted with a Venetian blind. White full pedestal sink with mirror and overhead light. White bath with wood panel, shower over with glass screen and white toilet. Storage cupboard with shelving.

Stairs lead to second floor landing:

Second Floor Landing window to the front of the property fitted with a Roman blind and spotlights. Doors to bedrooms 4 and 5, roof hatch leading to loft.

Bedroom 4 4.23m x 3.33m (13.11ft x 10.11ft) with window facing to the front with fitted

curtains, chandelier and feature fireplace. Door leads to ensuite.

Bedroom 4 Ensuite with window fitted with a Roman blind facing the rear of the property. White toilet with pedestal sink and splashback. Mirror over, wall lights, white bath with wood paneling, chrome shower, glass screen and cupboard with shelving.

Bedroom 5 4.9m x 4.25m (16.1ft x 13.11ft) with window to the front and fitted curtains. Feature fireplace, spot lights and door leading to Ensuite with white toilet, pedestal sink with mirror above and corner shower.

Outside

Extensive lawns to the rear of the property with beautiful views over the Stour valley. Patio area around the side with gravel and Indian stone paved areas. Two brick outhouses with electrics.

General Description

Services

Mains services including electricity, water and drainage are connected to the property. A telephone is connected subject to the usual British Telecom transfer regulations. Heating is by way of the Worcester oil fired central heating boiler located in the boiler room. The boiler is serviced annually and recharged to the tenant.

Assessment

The property is assessed under the Council Tax Band G (2019 – 2020 £3,222 Stratford-upon-Avon District Council).

Rent

The property is to be let by an assured shorthold tenancy subject to satisfactory references for £3,000 per calendar month payable in advance, exclusive of all outgoings.

Applicants wishing to proceed with the letting must complete the Rentshield Application Form which will be forwarded by email.

Deposit

A deposit is required of 5 weeks rent which is refundable at the end of the tenancy providing there has been no more than fair wear and tear to the property. Your deposit will be protected under the Deposit Protection Service (www.depositprotection.com)

Viewing

Strictly by prior appointment

Holding Deposit: £692.30



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

