



Ashmead
Ullington | Evesham | Worcestershire | WR11 8QH

FINE & COUNTRY

ASHMEAD

A detached well-presented bungalow set in 2.85 acres of land with panoramic views and extensive equestrian facilities. With three double and one single bedrooms, modern en suite, family bathroom, large kitchen, lounge, dining room, cloakroom and office. There is a manège, stable block with four stables, two further pony stables, horse walker and open barn. This property offers a fabulous combination of spacious living with excellent outdoor facilities.



Ground Floor

The stable front door leads into a well-proportioned reception area with plenty of storage space and several rooms leading off. The kitchen/diner is spacious with two large windows on the south side looking out over the lawn and manège and two further windows on the other side with a door out to the grounds. There is ample storage space with a large island in the centre of the room, Rangemaster cooker with LPG hob and the focal point of the room is the multi-fuel burner set into an attractive inglenook fireplace. The whole area provides a fantastic space for family living and entertaining. The dining room is a substantial room with a large window on one side. The sitting room has panoramic views of the grounds with two large windows on one side and sliding patio doors on the other side. There is an inglenook fireplace with wooden lintel over and a multi-fuel burner.

There are three large double bedrooms and a single room. The main bedroom has dual aspect windows and a modern en suite with a contemporary W.C., basin and vanity unit, and walk-in shower. The family bathroom is very well presented with a large walk-in shower and rain head over, contemporary W.C., and a basin with vanity unit. The cloakroom has a W.C and basin and there is access to the loft from the hallway.





















Outside

A set of wooden gates lead over a gravel drive to Ashmead which sits in 2.85 acres of land. There is ample parking for 5/6 cars to the front and further parking available to the side. The formal garden is laid mainly to lawn with a path running around the property and a fabulous entertaining area set in one corner with stunning views of the land and grounds. This space has a delightful mix of raised gravel flower beds, decking, artificial grass and gravel area suitable for sun loungers, table and chairs, bbq, spa/hot tub and children's play area.

The equestrian facilities include a 20 x 40 ft manège, horse walker for four horses, a stable block with electricity and water that has four stables, currently one is used as a tack room and one as a feed room, two further pony stables and an open barn.

There is a large workshop with a concrete floor, electricity and water and provides ample space for storage.

There is a separate room adjacent to the single garage that has been converted into a home office with electricity and ample storage and space.











LOCATION

Ullington is a small hamlet just on the outskirts of a selection of towns and villages.

Bidford on Avon is less than 3 miles away with a good selection of shops, garage, supermarket, cafes and pubs.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

There is excellent transport links with the M5, M40 and M42 which are all less than 30 minutes' drive away. Birmingham International airport is 30 minutes and there is a direct line train service to London from Honeybourne (1.4 miles) Evesham, Stratford, Leamington and Warwick Parkway. The Cotswolds are within striking distance of the property.





Services

The property is connected to mains electricity and water with LPG gas and a cesspit

Mobile Phone Coverage

4G and 5G mobile phone signal is available in the area. We advise you to check with your current provider.

Broadband Availability

FTTP Ultrafast broadband is available in the area. We advise you to check with your current provider.

Local Authority

Wychavon district council

Tenure: Freehold | EPC: E | Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

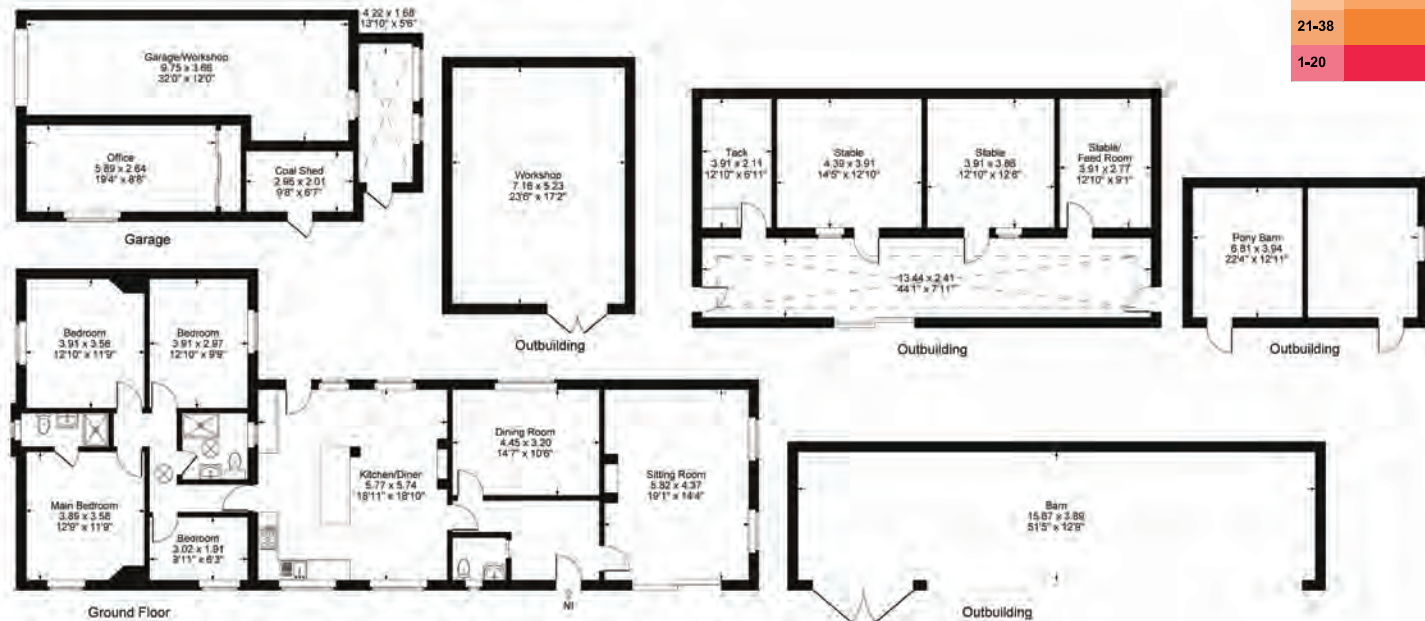
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode to the property is WR11 8QH. Travelling from Bidford on Avon towards Honeybourne the property is on your left just past the cross roads.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 149.73 sq m / 1601 sq ft
 Garage, Office & Coal Shed = 64.86 sq m / 698 sq ft
 Stable Block = 90.08 sq m / 970 sq ft
 Barn = 60.90 sq m / 656 sq ft
 Workshop = 37.47 sq m / 403 sq ft
 Pony Barn = 26.79 sq m / 288 sq ft
 Total Area = 429.83 sq m / 4616 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 04.09.2024







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.
Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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