



Gamekeeper's Lodge, Spernal Lane
Spernal, Studley, Warwickshire



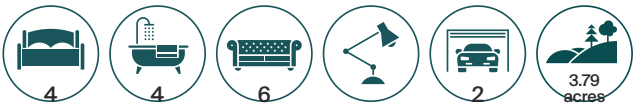
Spernal House

Spernal Lane

Gamekeeper's Lodge is situated in open countryside yet close to the small Warwickshire town of Studley.

The town is situated in beautiful Warwickshire countryside close to the borders of Worcestershire and offers a range of local shops and amenities. It is well located for communications just a short distance from Junction 3 of the M42, giving access to M40 and M5.

Day-to-day shopping is available in Henley-in-Arden and at Waitrose in Alcester, 4 miles away. There are more extensive shopping and facilities in nearby Birmingham, Stratford-upon-Avon, Warwick and Leamington Spa.



Guide price

£850,000

Tenure

Freehold

Local authority

Stratford on Avon
District Council.
Band TBC



The area has an excellent range of state, grammar and private schools to suit most requirements. Sporting opportunities are available with horse racing at Stratford, Warwick and Cheltenham, and there are several excellent golf courses in the area. Further attractions include the Ragley Hall estate, Charlecote and Coughton Court.

Birmingham International Airport and railway station are about 18 miles away.

The proposed property

Under the current planning permission 21/03792/FUL the proposed property will approach 5,500 sq ft (including the garage).

A central entrance hall will have stairs rising to the first floor and doors leading to the principal reception rooms, including a drawing room, dining room, open plan kitchen, dining sitting room, study and utility to



the ground floor. The first floor will comprise a principal bedroom suite and three further bedrooms with three en suite bathrooms. A lower ground floor will comprise a cinema room, games room and gym.

Outside, the proposed property will be approached via a gated driveway leading to the triple garage with an office above and a cloakroom. The gardens and grounds are stunning and extensive totalling 3.79 acres with a range of mature hedging to all boundaries. The land surrounding the plot is protected land and part of the Heart of England Trust. There is a footpath across the land as indicated on the boundary plan.

21/03792/FUL Demolition of existing dwelling; erection of replacement dwelling with parking, landscaping and all associated works; change of use of land from residential to agricultural; change of use of land from agricultural to residential.



Services

Mains water and electricity are connected to the property. Private drainage.

Directions (B80 7ES)

From M42, junction 3, take the A435 towards Redditch, proceed past Redditch and through Studley, and turn left into Spernal Lane just as you leave Studley. Continue along Spernal Lane and the entrance to the property will be on your right-hand side identified via our for sale board.



Gamekeeper's Lodge



Total area =
3.79 acres approx.

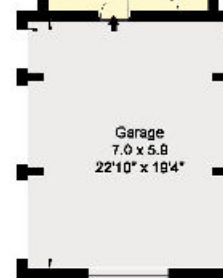
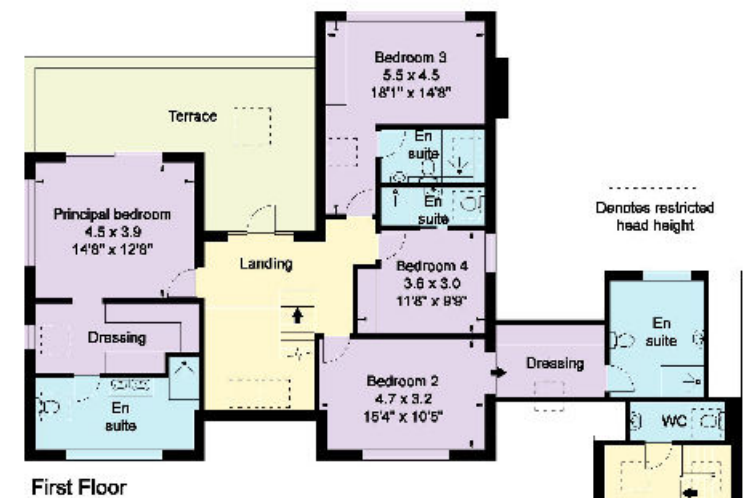
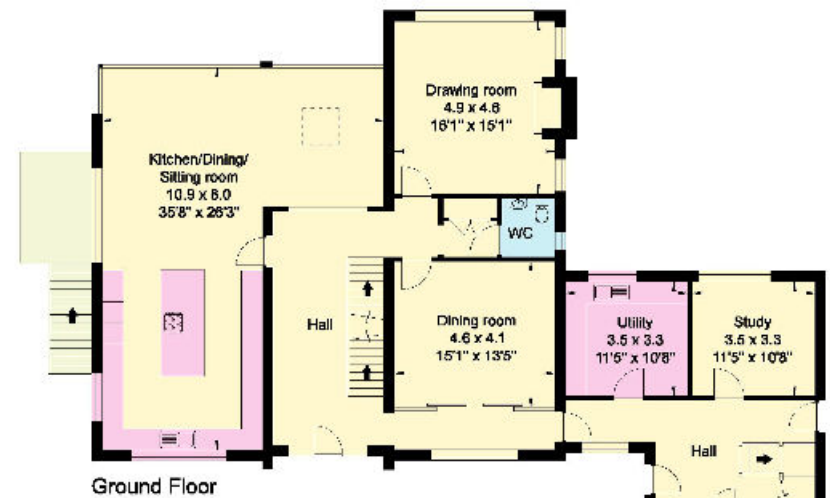
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Date: 28:06:22
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Scale: 1:1250 @ A4
Plan Ref:

Title Gamekeeper's Lodge

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Proposed approximate Gross Internal Floor Area
509 sq m / 5,479 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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