



## BROOK HOUSE




Stourton, Warwickshire





# A BEAUTIFULLY PRESENTED DETACHED HOME WITH MATURE GARDENS.

Brook House is an exceptional detached residence, nestled within mature, landscaped gardens in the heart of the village. Beautifully restored by the current owners, the property now offers over 3,000 sq ft of stylish and character-rich accommodation.

			EPC
6	5	2	D

Local Authority: Stratford on Avon District Council. Telephone 01789 267575  
Council Tax band: G  
Tenure: Freehold  
Postcode: CV36 5HQ  
What3words - ///nail.blown.campfires



# LOCATION

This South Warwickshire village is well located on the Warwickshire / Oxfordshire border in an Area of Outstanding Natural Beauty (AONB) and offers a village hall, parish Church, Hook Norton Brewery public house and the renowned Cotswolds Distillery.

Further local amenities can be found in Long Compton and Upper and Lower Brailes, with the nearby centres of Shipston on Stour, Chipping Norton and Moreton-in-Marsh all providing a range of excellent shops, restaurants and pubs. The popular Daylesford Organic and Soho Farmhouse members club are also within easy reach.

Banbury, Stratford upon Avon and Oxford provide larger regional shopping facilities, and for the commuter there is easy access to both the A44 and M40 with direct rail links to London from Moreton-in-Marsh and Banbury taking 90 and 60 minutes respectively.

The North Cotswolds is rich in recreational and cultural opportunities. Cheltenham Racecourse hosts world-class jump racing events, including the prestigious Cheltenham Gold Cup. Golfers can enjoy courses at Burford, Naunton Downs, and Lyneham, while rugby fans will find top-tier matches in Gloucester. Outdoor enthusiasts will appreciate the wealth of walking, cycling, and riding routes that meander through the area’s scenic countryside. The cultural calendar is equally vibrant, with highlights such as the Cheltenham Literature Festival, The Big Festival, Wilderness Festival, and numerous concerts, art exhibitions, and theatre productions throughout the year.

# DISTANCES

Shipston-on-Stour 4.5 miles, Moreton-in-Marsh 7 miles (trains to London Paddington from 90 minutes), Banbury 12 miles (trains to Marylebone from 60 mins), Chipping Norton 9 miles, Oxford 29 miles, Birmingham International Airport 39 miles (distances and time approximate).



# THE PROPERTY

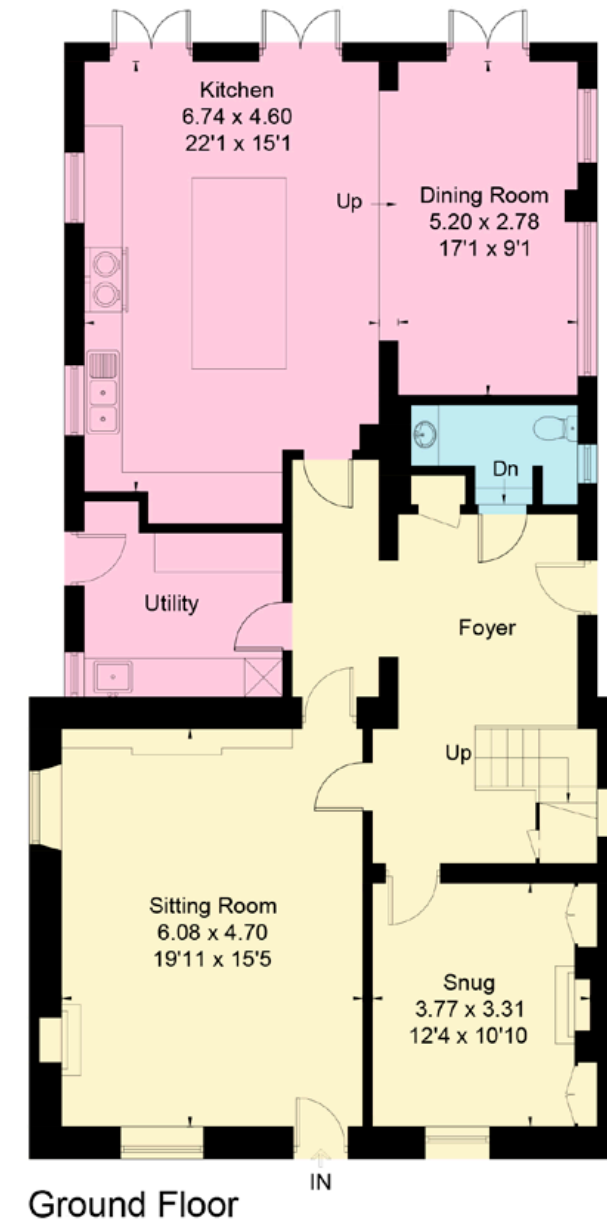
Brook House is an exceptional detached residence, nestled within mature, landscaped gardens in the heart of the village. Beautifully restored by the current owners, the property now offers over 3,000 sq ft of stylish and character-rich accommodation.

The ground floor is defined by its generous proportions and an abundance of natural light. High ceilings are immediately apparent upon entering the spacious reception hall, which provides access to all main living areas. These include a cosy snug featuring a fireplace and bespoke cabinetry, a dual-aspect sitting room with an additional fireplace, and a thoughtfully designed boot room complete with extensive fitted storage and direct outdoor access. The heart of the home is the impressive open-plan kitchen/living space, incorporating a striking kitchen with island, a dining area, and a comfortable seating area with triple-aspect windows and Crittall doors opening onto the terrace.

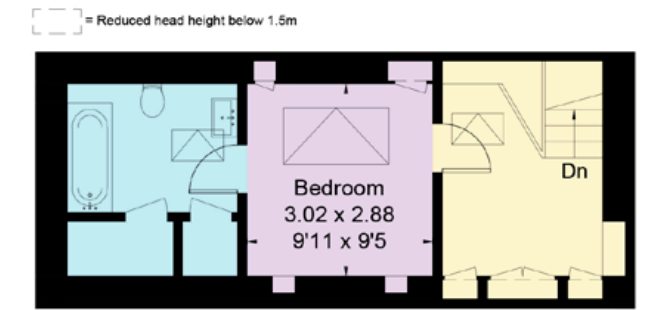
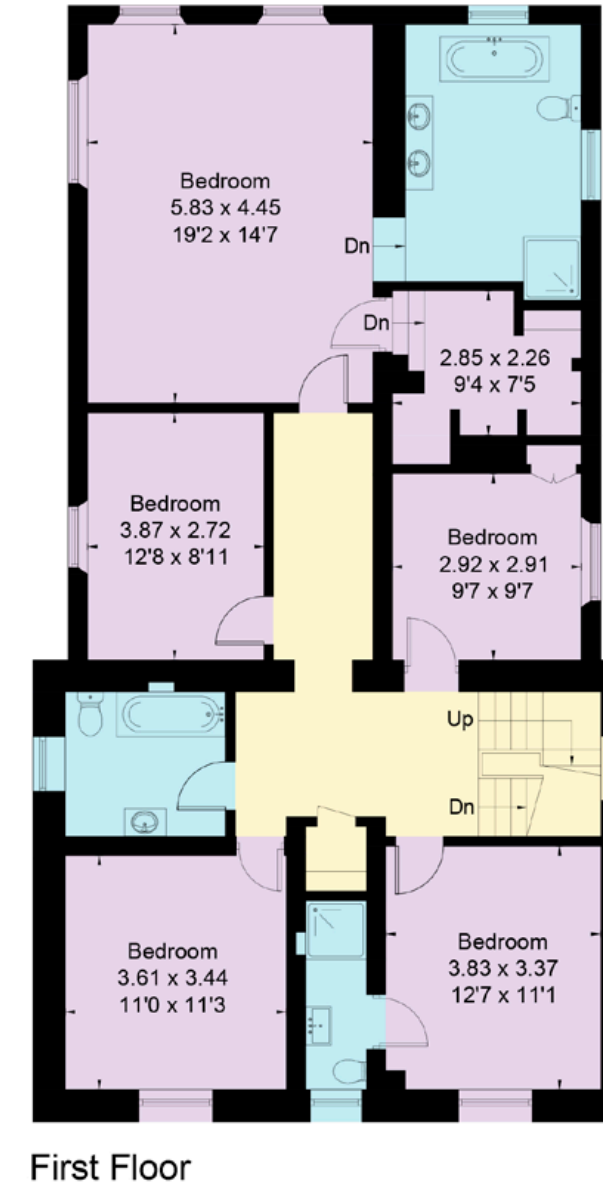
Upstairs, the principal suite offers a peaceful retreat with views over the rear garden, a stylish en suite bathroom, and a walk-in dressing room. There are four further double bedrooms on this floor, one of which has its own en suite, in addition to a well-appointed family bathroom. A fifth double bedroom with en suite facilities is located on the second floor.

Occupying an elevated position, Brook House is set well within its plot, with wraparound mature gardens providing privacy and visual appeal. The grounds are predominantly laid to lawn and feature an array of established shrubs, trees, and vibrant borders. Ample parking is available for multiple vehicles.





Approximate Gross Internal Area = 292.4 sq m / 3147 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

Leigh Glazebrook  
01451 600613  
[leigh.glazebrook@knightfrank.com](mailto:leigh.glazebrook@knightfrank.com)

Stow-on-the-Wold  
Brett House, Park Street  
Stow-on-the-Wold GL54 1AG

[knightfrank.co.uk](https://knightfrank.co.uk)

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