

VAUGHANREYNOLDS
ESTATE AGENTS

Alveston Hill Farm House
Alveston Hill

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director

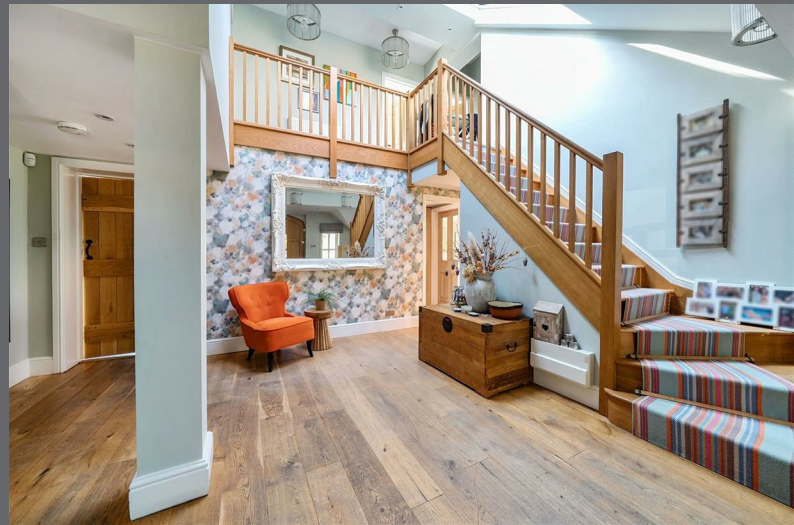


Alveston Hill Farm House, Alveston Hill Stratford-upon-Avon, Warwickshire, CV37 7RL

Occupying a delightful setting in an established plot of circa 0.8 acre, this unique detached home boasts a spacious and highly versatile layout, combined with high quality fittings throughout. From the bespoke Smallbone of Devizes kitchen, to the luxury bathrooms and temperature controlled wine cellar, this inspiring home delivers on all levels and is further enhanced by the seamless blend of traditional and modern architecture. The beautifully landscaped gardens embrace the tranquil setting, and a heated pool serves as the perfect wellbeing retreat.

Ideally positioned betwixt the villages of Alveston and Loxley, the property enjoys easy access to the countless attractions and amenities at hand both locally and in Stratford upon Avon town centre itself, which is just a short journey away. Further facilities can be found in nearby Warwick and Leamington Spa, together with easy links to the M5 motorway and rail links to the capital from Warwick Parkway.

- Reception Hall, WC & Cloaks
 - Sitting Room
 - Family Room
- Study / Home Office
- Gym / Further Reception Room
- Impressive Lifestyle Dining Family Kitchen
 - Wine Cellar, Utility & Second WC
 - Six Bedrooms
 - Four Bath / Shower Rooms
- Triple Garage, Carport & En-suite Room Above
- Extensive Landscaped Gardens Circa 0.8 Acre
 - Heated Outdoor Swimming Pool
 - Stunning Location



4



6



4



0.80
acre(s)

Being set back from the lane beyond an electrically operated gate, entering via a treelined drive, flanked with mature shrubs and feature lighting, you continue to a partially enclosed courtyard parking area, with bank of garaging and carport providing secure parking. The main entrance to the property is located to side, with an oak framed porch leading to the internal accommodation and second access via a boot room for everyday use.

Entering the property you are greeted by an impressive double height reception hall, with an oak framed staircase and galleried landing

above, timber flooring and latch and brace doors off to a cloak's cupboard, WC and a professionally fitted, temperature-controlled wine cellar. The main sitting room is a generous space, filled with natural light through dual aspect glazing and doors leading to the garden. Solid oak floors are laid throughout, and a period style fireplace provides a pleasant focal point. An interlinking door then leads through to a further reception room, which is currently utilised as a home office.

The heart of this home is the truly inspiring kitchen, a signature room that leaves a lasting impression.



Providing zones for relaxed seating and formal dining, this space is transformed by an ultra-modern glazed box extension, drawing the outside in, connecting the occupants with nature. The kitchen is beautifully appointed and fitted by Smallbone of Devizes who are renowned for installing beautifully crafted interiors. There is a bank of hand painted storage, complimented by sleek contrasting worksurfaces and a comprehensive range of integrated appliances, with two island units as a focal point. Tiled flooring with underfloor heating continues throughout and into a useful walk in pantry, and various sections of glazing open out into the garden.

There is a separate family room, which is ideally positioned to provide overflow reception space to the kitchen when hosting guests for dinner parties or serves as a perfect day room.

To the first floor, a galleried landing provides access to the principal bathroom, separate shower room and six, generous bedrooms.

Each room boasts its own personality and benefits, from fitted wardrobes, en-suite facilities or breathtaking rural views. The main bedroom suite really delivers, with a seamless flow of light and airy spaces, including a dressing room, en-suite bathroom and vaulted bedroom space with walk out balcony.

From the dressing room, a second staircase leads to the ground floor, where an inner lobby leads off to a home gym, utility room and WC, combined with the sixth bedroom, this could serve as an ideal teenage suit or annex for a dependant relative.

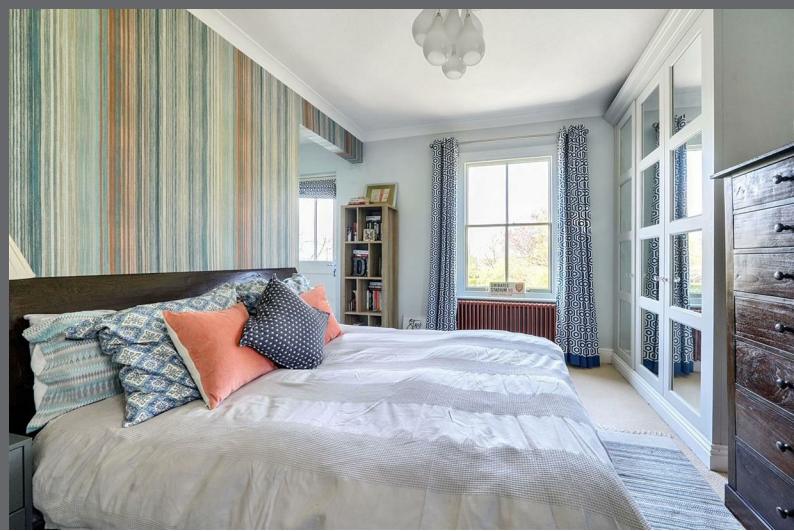




Outside, a generous multi-purpose room, with en-suite shower room sits above a triple garage and double open carport, providing secure under cover parking.

In all, the property sits on approximately 0.8 acre, including delightful landscaped gardens filled with interesting features and well planned spaces to enjoy the peaceful setting. A generous terrace abuts the glazed box garden room, linking the inside and outside spaces, continuing along a flanked pathway to a sun terrace and the heated outdoor pool. Lawns then extend to the boundary on two sides, giving a sense of space and seclusion.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare. It attracts almost four million visitors a year and is also a prosperous riverside market town with a wide range of fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition are all located in under one hour's travel.



GROUND FLOOR

Entrance Hall

Sitting Room

30'10" x 18.3 (9.39 x 5.55)

Study

13.10 x 12 (4.21 x 3.62)

Dining Room

24'3" x 22'11 (7.4 x 6.99)

Kitchen/Breakfast Room

24'3 x 21.6 (7'4 x 6.55)

Family Room

20'4 x 17'3 (6.21 x 5.27)

Utility

11'3 x 7'11 (3.44 x 2.42)

Gym

14.8 x 7.8 (4.47 x 2.34)

Cellar

16'3 x 10'11 (4.90 x 3.33)

FIRST FLOOR

Bedroom One

18'4" x 12'1 (5.59 x 3.68)

Bedroom Two

19.4 x 14.1 (5.9 x 4.28)

Bedroom Three

17.7 x 11.8 (5.30 x 3.51)

Bedroom Four

15.4 x 8.11 (4.68 x 2.73)

Bedroom Five

13'11 x 10'4 (4.24 x .14)

Bedroom Six

9.5 x 8'10 (2.87 x 2.66)

En-Suite Studio (above garages)

24.5 x 9.8 (7.44 x 2.96)

Triple Garage & Car Port

Garage One 17'8 x 8'10 (5.35 x 2.0)

Garage Two/Three 17'8 x 16'5 (5.3 x 4.7)

Car Port 17'8 x 15'10 (5.3 x 4.82)



Alveston Hill, Alveston, Stratford-upon-Avon, CV37

Approximate Area = 5140 sq ft / 477.5 sq m (excludes carport)

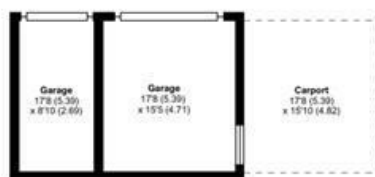
Including Limited Use Area(s) = 108 sq ft / 10. sq m

Garage = 429 sq ft / 39.8 sq m

Outbuilding = 325 sq ft / 30.2 sq m

Total = 6002 sq ft / 557.5 sq m

For identification only - Not to scale

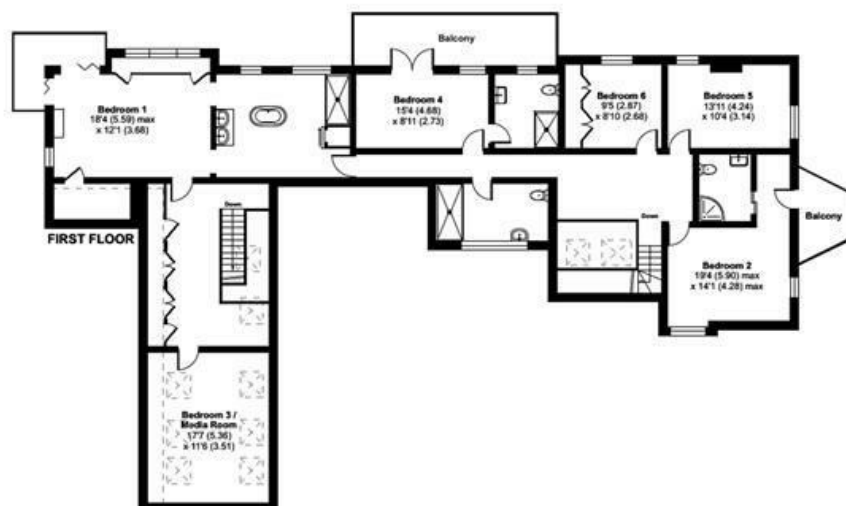


GARAGE 1 / 2 / CARPORT



OUTBUILDING 1

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Vaughan Reynolds. REF: 1265417

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			

68

41

EU Directive 2002/91/EC



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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