

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Pittern Hill House  
Pittern Hill  
Kineton

# 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



## Pittern Hill House Pittern Hill, Kineton, CV35 0JF

A Grand Edwardian Style Residence Reimagined for Contemporary Country Living. GIA approx 12,000 sqft

Occupying a dominant position on the edge of the picturesque village of Kineton, Pittern Hill House is an exceptional detached Edwardian style home, newly refurbished and thoughtfully extended to create a residence of outstanding character, scale, and flexibility. Set within approximately 3.58 acres of private grounds and extending to approximately 12,000 sqft, this distinguished home masterfully blends a feel of period elegance with modern sophistication.

- Inviting Reception Hall
- Six Reception Rooms
- Impressive Family Dining Kitchen & Utility / Boot Room
  - Ten Flexible Bedrooms
  - Seven Luxury Bathrooms
- Separate Three & One Bedrooms Annexes
  - Expansive Parking & Garaging
  - Circa 3.58 Acres Of Land & Gardens





### The Property

Behind its refined Edwardian style façade, the house opens into a striking reception hall that sets the tone for the property's graceful interiors. High ceilings, large sash windows, and a soft, neutral palette combine to create a sense of calm and understated luxury throughout.

The ground floor offers three principal reception rooms — light-filled, spacious, and perfect for entertaining or relaxed family living. At the heart of the home lies a stunning kitchen and breakfast room, fitted with bespoke cabinetry, a central island, and top-of-the-line appliances. This sociable and stylish space flows effortlessly to the gardens, with patio doors opening onto the rear terrace.

Additional ground floor features include a study/home office and a fully equipped utility/boot room, ensuring the property is as practical as it is elegant.

The first floor comprises five generous bedrooms, each beautifully appointed and thoughtfully designed for comfort and tranquillity. The principal suite is a serene private retreat, complete with Juliet balcony, luxury en suite, and extensive storage. A second utility room adds further convenience on this level.

The second floor provides an additional bedrooms, bathroom and a spacious landing, offering excellent flexibility for guest accommodation, children's rooms, or a quiet retreat.



6



10



7



3.58  
acre(s)





Adding significant versatility to the property are two self-contained annexes:

- A three-bedroom, two-storey adjoining annexe, seamlessly integrated yet entirely independent, ideal for multi-generational living, home offices, or staff quarters.
- A separate one-bedroom annexe, perfect for holiday lets, longer-term rentals, or private guest accommodation, offering the potential to supplement income or host in complete privacy.

Together, these annexes make Pittern Hill House a rare opportunity for those seeking adaptable living spaces with the option for work-from-home studios, care for dependant relatives, or the creation of boutique guest accommodation.

Outside, the property continues to impress.. The beautifully landscaped gardens include formal lawns, mature planting, and a generous stone terrace for outdoor dining and entertaining. Beyond lies open paddock and pastureland, extending to approximately 9.5

acres in all, offering privacy, space, and scope for a variety of leisure or equestrian pursuits.

Discreetly positioned on the outskirts of Kineton, a thriving village with excellent local amenities, Pittern Hill House enjoys a tranquil setting while remaining conveniently close to Stratford-upon-Avon, Warwick, and major transport connections to London and beyond.

Pittern Hill House is an exceptional country home of rare quality — a property that offers scale, elegance, and the ultimate in lifestyle flexibility, set amidst the unspoilt beauty of the Warwickshire countryside.











## The Location

Kineton is a small South Warwickshire town situated 11 miles from Banbury, Stratford upon Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a parish Church, two public houses, sports club and primary and secondary schools. Kineton is situated about three and a half miles from Junction 12 of the M40 motorway at Gaydon which gives quick access to Oxford and London to the south, and Birmingham and the Midlands to the north. There are main line railway stations at Banbury and Leamington Spa.





### THE HOUSE - Entrance Hall

24'7" x 18'4" (7.5 x 5.6m)

### Reception One

18'8 x 9'3 (5.7 x 2.8m)

### Reception Two

28'2 x 25'11" (8.6 x 7.9m)

### Reception Three

21'9" x 21'5" (6.6 x 6.5m)

### Reception Four

16'4 x 8'0" (5.0 x 2.4m)

### Utility Room

12'11 x 5'11" (3.8 x 1.5m)

### Kitchen/Breakfast

37'9 x 32'1" (12.0 x 9.8m)

### Bedroom One

34.3 x 27'1" (10.0m x 8.3m)

### Bedroom Two

25.8 x 16'4" (7.8 x 5.0m)

### Bedroom Three

22'10" x 15'6" (7.0 x 4.7m)

### Bedroom Four

18'8 x 14'10" (5.7 x 4.5m)

### Bedroom Five

13'1" x 13'0 (4m x 4m)

### First Floor Laundry

12'6 x 9'8" (3.8 x 3.0)

### Bedroom Six

21'1 x 11'11" (6.4 x 3.7m)

### Bathroom

13'1" x 13'0" (4.0 x 4.0)

### Loft Space

52'4" x 11'5" (16.0 x 3.5m)

### ANNEX - Living Area

22'11 x 24'7 (7m x 7.5m)

### Kitchen

10'3 x 18'4 (3.1 x 5.6)

### Study

8'5" x 7'1" (2.6 x 2.2m)

### Bedroom One

10'2 x 17'6" (3.1 x 5.3)

### Bedroom Two

12'2 x 12'10" (3.7m x 3.9m)

### Bedroom Three/Study

### FLAT ONE - Living Room

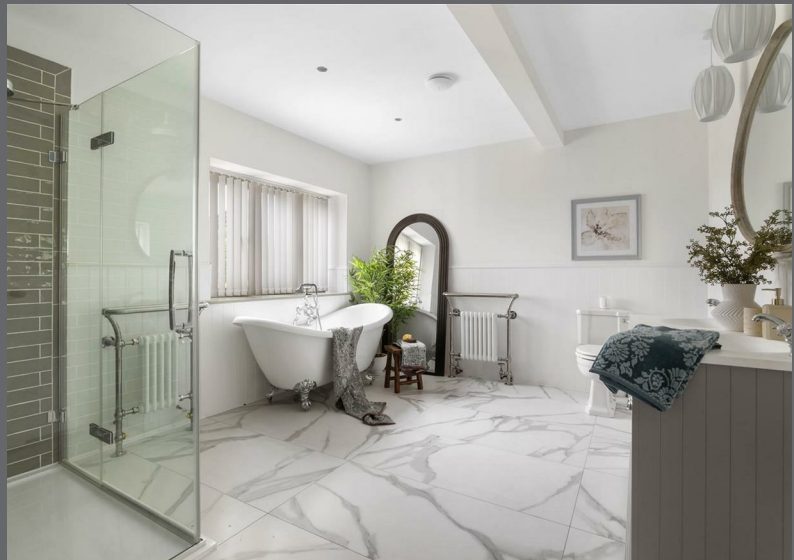
13'8 x 24'0 (4.2m x 7.3m)

### Bedroom

9'6 x 17'0 (2.9m x 5.2m)

### Bathroom

9'6" x 11'6" (2.9m x 3.5m)



## Pittern Hill House

Main House = 911 Sq.M/ 9790 Sq.Ft

Annex = 158 Sq.M/ 1695 Sq.Ft

Flat = 56 Sq.M / 601 Sq.Ft

Overall = 1,125 Sq.M/  
12,086 Sq.Ft



FLAT 1, Pittern Hill House, Pittern Hill, Warwick, CV35 0JF



Illustration Purpose Only  
56 sq. m / 601 sq. ft

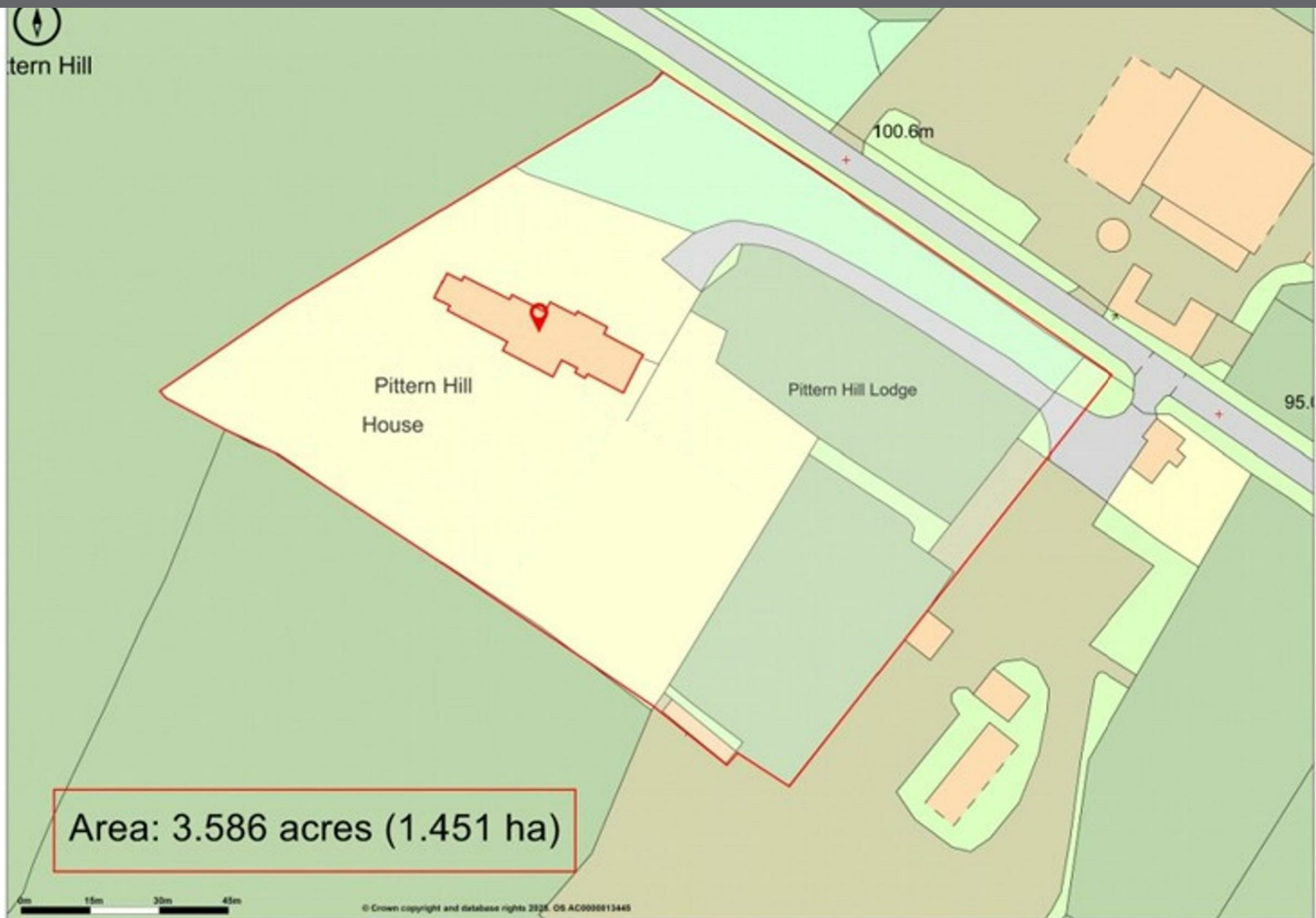
## ANNEX PITTERN HILL HOUSE

Approximate Gross Internal Area  
1,695 Sq Ft / 158 Sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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 water, drainage and electric are understood to be connected to the property. Oil fired central heating.

Local Authority: Stratford, Council Tax Band H

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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