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ESTATE AGENTS

Walnut Cottage, Manor Lane
Loxley, CV35 9JX



The Property

Individually Designed | First Time on the Market Since the 1960's. Tucked away at the peaceful end of a quiet village close, Walnut Cottage is a delightful, dormer-style detached home constructed in the 1960's that was converted from a bungalow in the 1980s and has remained in the same family. This cherished home occupies a rare and privileged position—bordering open countryside to the side and offering breathtaking rural views in a truly tranquil setting.

This is a home filled with heart and heritage, offering a peaceful backwater feel that is increasingly hard to find. And yet, it remains just a short stroll from the heart of this thriving Warwickshire village—home to the popular community-owned Fox Inn and a well-regarded village primary school.

Ground Floor Living

A welcoming hallway greets you on arrival, setting the tone for the rest of the home—warm, well-proportioned and full of natural light. The generous lounge offers a lovely retreat, perfect for quiet evenings or family gatherings. The real showpiece, however, is the expansive family/dining room, stretching from front to rear, with lovely garden views and a versatile footprint ideal for entertaining.

A bright breakfast kitchen, separate utility, and ground floor WC complete the practical and well-thought-out ground floor layout

Upstairs Accommodation

A central landing leads to four bedrooms, including a main bedroom with en-suite shower room, alongside a separate family bathroom. Each bedroom enjoys its own outlook—some framing the garden, others capturing the ever-changing countryside vistas that surround this peaceful corner of Loxley

Outside Space

The property sits on a gently sloping plot, with a mature and private rear garden that has evolved beautifully over the decades. Planted with care, it provides a lovely outdoor sanctuary through all seasons. To the front, a garage and an additional large section of lawn adjoining the road provides a driveway offering parking, convenience and practicality.







Unique Opportunity

Homes with this kind of provenance, personality, and position rarely come to market. Walnut Cottage is ready for its next chapter—whether that's as a cherished family home once again, or thoughtfully updated to suit a new generation's needs.

We invite you to explore this special home, steeped in local history and wrapped in countryside calm.

Location

Set on the very edge of the village, Walnut Cottage enjoys the best of both worlds—quiet, semi-rural living with the sense of connection only a welcoming village like Loxley can offer. Surrounded by green fields and big skies, it's a place to breathe deeply and feel at home, all while being just a short drive from Stratford-upon-Avon and excellent local transport links.

Loxley is a small, charming, unspoilt Warwickshire village set amidst attractive open countryside. It is situated approximately 4 miles south-east of Stratford-upon-Avon with its wide range of shopping, recreational and sporting facilities and the renowned Royal Shakespeare Theatre and other well-known historic sites. Loxley village has a local inn, primary school, an ancient Parish Church and the highly regarded Croft Preparatory School just a mile away. The village lies within easy reach of several larger centres, including Warwick, Leamington Spa, Banbury, Solihull and Birmingham city centre. Junction 15 of the M40 motorway is located within 10 minutes' drive, enabling fast travelling throughout the Midlands region and beyond. Birmingham International Airport, the National Exhibition Centre and National Agricultural Centre are all readily accessible, whilst there are regular trains to London, Marylebone from Warwick Parkway station, about 7 miles distant, and London Paddington from Moreton-in-Marsh station about 25 minutes' drive.





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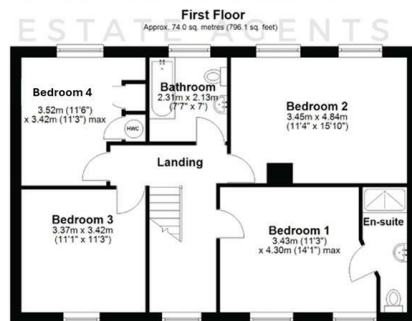


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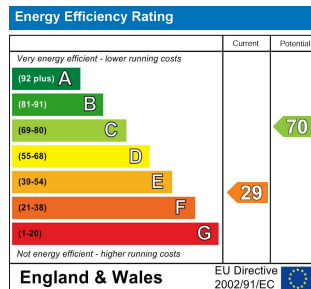
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Total area: approx. 169.6 sq. metres (1825.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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. LPG fired heating.

Local Authority: Stratford, Council Tax Band E

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk