



## Ingon Garth

Ingon Lane, Stratford-upon-Avon, CV37 0QE

**Simon Cowie**  
Leamington Spa Prestige Property Expert





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**Located just 2 miles from Stratford-upon-Avon is Ingon Garth, a gorgeous 7 bedroom family home which sits proudly on August Hill, with incredible panoramic views of the surrounding countryside.**



SCAN TO WATCH  
PROPERTY TOUR

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Built **1930s**

Internal Size **3243 sq/ft**

Private Land **0.6 acre**

Freehold

Detached

Bedrooms **7**

Bathrooms **5.5**

Reception Rooms **3**

Utility Room

Lawned Garden **S**

Large Driveway

Detached Garage

4kw Solar Panels

Countryside Views

Council Tax **G**

Warwickshire County Council

Stratford-on-Avon District  
Council

EPC Rating **C**

Due to its close proximity to Stratford-upon-Avon and its generous size, the property not only makes an excellent family home, but has the potential to be an incredible short-term rental investment, perfect for large family celebrations, weddings, hen or stag weekends, or a peaceful rural getaway.

The property was originally built in the 1930s as a 3 bedroom home and in 1960 it was featured in Good Housekeeping magazine. Since then, the property has been extended and renovated to an incredibly high standard throughout into the stunning 7 bedroom home it is today.

The property is split across 3 floors and benefits from generous sized bedrooms, 4 en-suite bathrooms, an office/hobby area and plenty of reception rooms to relax or entertain including the sociable open plan kitchen diner.

Throughout the property there are views looking out across the countryside from almost every room. One of the most used rooms in the house is the dining/garden room which has bifold doors which open up onto the outdoor decking, which has its own outdoor dining area and a hot tub large enough for 18 people, which due to the gardens privacy has been very popular with the current owner's family and friends.

The South facing garden has been terraced to create flat lawned areas which are great for the children to play on and perfect for hosting large garden parties and celebrations.

The lack of adjacent properties means the current owners have not been constrained by noise or access, which has allowed them to entertain late into the night, including one event which had over 100 guests and a live band playing. Parking for such an event is not a problem, the property has a driveway large enough for 13 cars, plus the use of a local, friendly farmer's field for the additional cars.

The local area is surrounded by wonderful places to visit. Snitterfield is a short walk, and has a village shop, a butchers and a local public house which serves excellent food. Walking to the historic Stratford-upon-Avon takes only 25 minutes and is packed full of great places to eat and drink, activities for families and world class entertainment put on by the Royal Shakespeare Company throughout the year.

For dog walkers and runners, Welcombe Hills Park offers a few hundred acres of accessible park and woodlands and for golfers you have the choice of The Welcombe Golf Course and The Stratford Park Hotel & Golf Club less than a mile from the property.





















































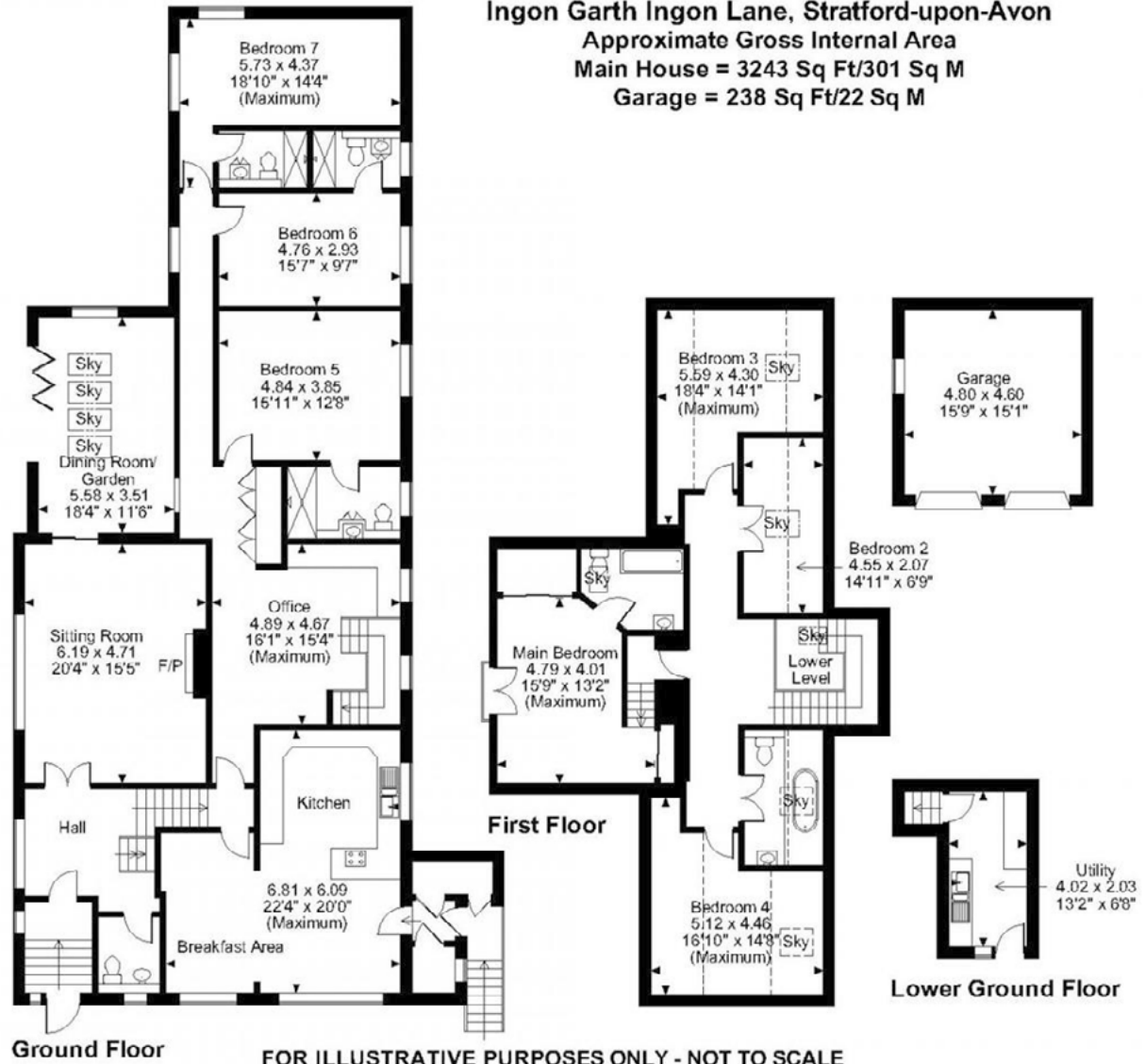
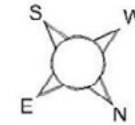








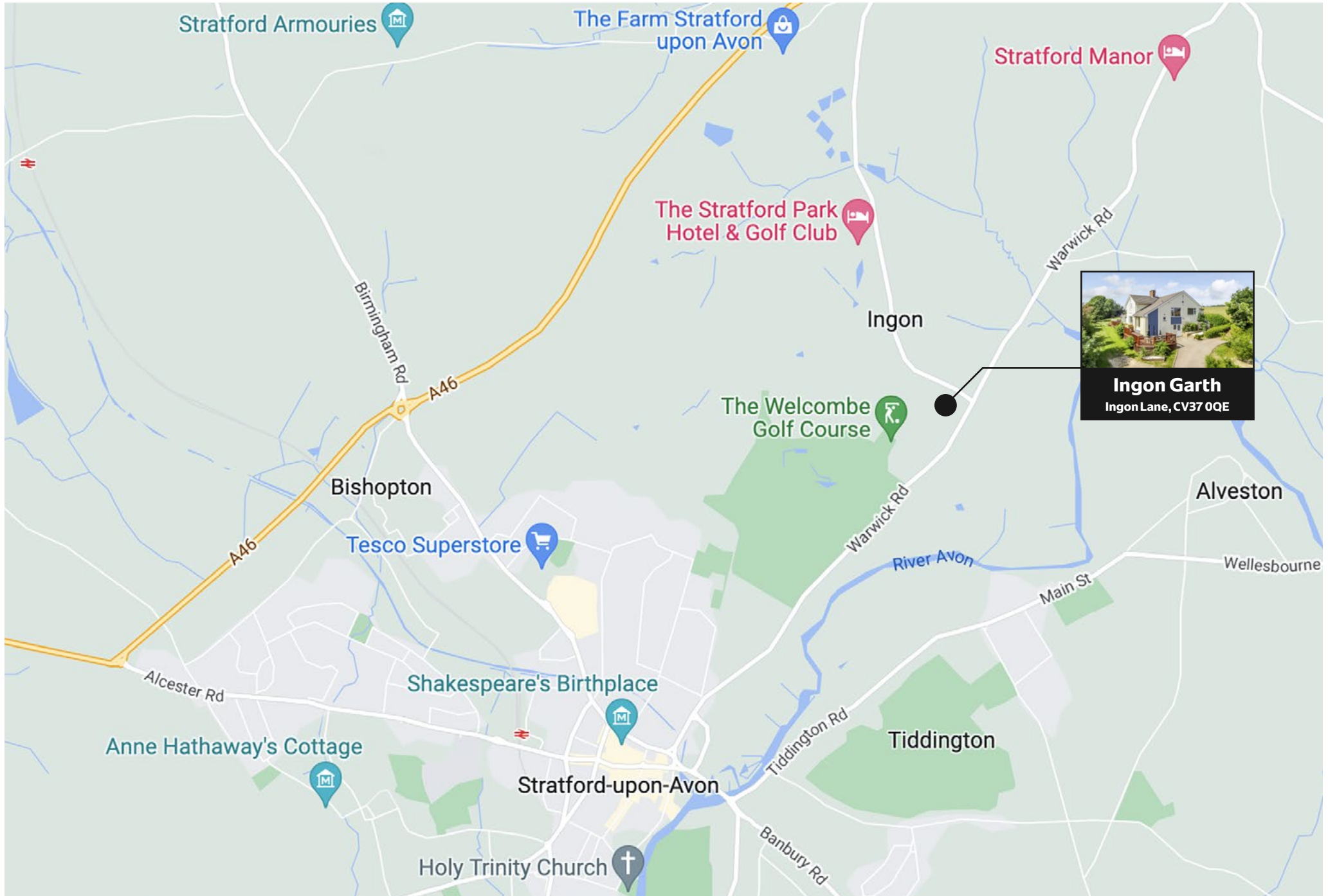
**Ingon Garth Ingon Lane, Stratford-upon-Avon**  
**Approximate Gross Internal Area**  
**Main House = 3243 Sq Ft/301 Sq M**  
**Garage = 238 Sq Ft/22 Sq M**



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33





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 07845 663334

 [simon@thepropertyexperts.co.uk](mailto:simon@thepropertyexperts.co.uk)



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