



Churchill House, Henley Street, Alcester



Churchill House, Henley Street

Alcester

Alcester is a thriving Warwickshire market town which lies approximately eight miles to the west of Stratford-upon-Avon. The town is surrounded by rolling countryside, much of which belongs to the Ragley Estate.

The town provides a good range of facilities for day-to-day needs, including a Waitrose supermarket, a wide range of shops, recreational facilities with Centenary Field public park a short distance from the property, and schooling. There is a more comprehensive range of shopping and leisure facilities in the region's cultural centre, Stratford-upon-Avon, which is home to the Royal Shakespeare Company.

There is an excellent range of state and independent schools in the area to meet most requirements, including St Nicholas Primary School, Alcester Grammar School and Alcester Academy in Alcester, Stratford Grammar schools for boys and girls, The Croft Prep School, Warwick Prep School, Warwick School, King's High School and Bromsgrove School.

Rail services are close by, with both Evesham and Warwick Parkway stations providing direct trains into London Paddington and Marylebone, respectively. The motorway network is also within easy reach, with the M40, M42 and M5 all a short drive away.

There are racecourses at Stratford-upon-Avon, Warwick and Cheltenham and golf courses at nearby Stratford-upon-Avon, Bidford-on-Avon and Henley-in-Arden. Spas at Billesley Manor Hotel, Bannatyne Health Club & Spa Wildmoor and Macdonald Alveston Manor Spa.



Guide price: £1,300,000

Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: G







Historic note

Churchill House is Grade II* listed being of Special Architectural or Historic Interest considered National Importance and worthy of protection. Churchill House has a long and varied history dating back to the late 18th century when Thomas and Elizabeth Lucas updated it in the latest 1688 style. The magnificent, elaborate plaster ceiling displaying garlands and floral displays was commissioned by architect Robert Hook, famous for his design of Ragley Hall in 1685.

Churchill has had many usages throughout its history, including a weaving shop in the late 18th century is still evident by the hanging wood and iron bracket sign on the house's facade and in the 19th century as a young ladies' boarding school in 1891.

The property

Churchill House is a fine Grade II* listed townhouse dating from the early 17th Century occupying a lovely position close to the Town Hall and St Nicholas's Church. The front elevation bears the date of 1688 and disguises an earlier building at the rear, built of half-timbered elevations, a style often seen in rural Warwickshire. The accommodation is extensive and conceals numerous period features such as attractive panelling, fireplaces, chimneypieces and a magnificent high-relief plasterwork ceiling on the first floor. The building now requires gentle but extensive repair to both its fabric and interior.

The house is the most prominent property in the town and immediately offers a feeling of grandeur, being an impressive and classical English townhouse of considerable charm. Internally the proportions within the house are well balanced, with the main reception rooms all leading off a central hallway and landing with the first-floor drawing room with wonderful plasterwork and mouldings having magnificent aspects across to the square, Town Hall and church. Available for the first time since 1966, the sale of Churchill House represents a rare opportunity to purchase such a distinctive building allowing a new owner to put their own stamp on the property.





The rear wing of Churchill House would lend itself to alteration to self-contained ancillary accommodation, subject to necessary consents, making the property ideal for extended family living.

Cottage, Gardens and Barn

To the rear of the house on the west side is a mature garden with traditional flagstone paving adjacent to the property. The garden widens to a level expanse of lawn with gravel parking and mature trees and shrubs for year-round interest. There are attractive aspects towards neighbouring period houses.

Vehicular access to the rear of Churchill House is through secure wrought iron gates from Moorfield Road along the drive leading to a double garage. The sale includes a self-contained two bedroom cottage/barn conversion currently let on an Assured Shorthold Tenancy Agreement. The Barn itself is thought to date back to the Victorian era and was converted in 1995 and briefly comprises a sitting room, kitchen, two first-floor bedrooms and a family bathroom. There is a small courtyard on the east side of the barn. The remaining portion of the barn has the potential for residential conversion to form an additional dwelling. In addition, the grounds that extend to 0.54 acres offer scope for additional dwellings (all subject to the usual planning consents being obtained)

Services

Mains water, gas, electricity and drainage are connected to both properties. Telephone subject to BT transfer regulations.

Directions (B49 5QX)

From the M40 (J15), take the A426 signposted to Stratford. At the roundabout, take the second exit (A46) and continue to the next roundabout. At the next roundabout, take the third exit, and at the second island, take the second exit on to the Alcester Road, signposted to Worcester. After approximately four miles, turn right on to the Stratford Road (signposted Oversley Green) and continue into Alcester. Turn right on to High Street and follow the road around the church, where the road becomes Church Street. The property is situated beside the church and behind the Town Hall on Henley Street.





First Floor



Ground Floor

Churchill House Cottage
Alcester



Self-contained two bedroom cottage/barn conversion.



Churchill House



<p>Knight Frank LLP Mapping Consultancy 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL t) 01488 688508 e) mapping@knightfrank.com</p>			 <p>Knight Frank</p>	<table border="1"><tr><td>Date:</td><td>07:06:23</td><td>Drawn By:</td><td>CW</td><td>Scale:</td><td>1:1000 @ A4</td><td>Plan Ref:</td><td></td></tr><tr><td colspan="7">Title</td></tr><tr><td colspan="7">Churchill House</td></tr></table> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2023 Licence No. 100021721</small></p>	Date:	07:06:23	Drawn By:	CW	Scale:	1:1000 @ A4	Plan Ref:		Title							Churchill House						
Date:	07:06:23	Drawn By:	CW	Scale:	1:1000 @ A4	Plan Ref:																				
Title																										
Churchill House																										



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 565 sq m (6,082 sq ft)

Cottage: 89 sq m (960 sq ft)

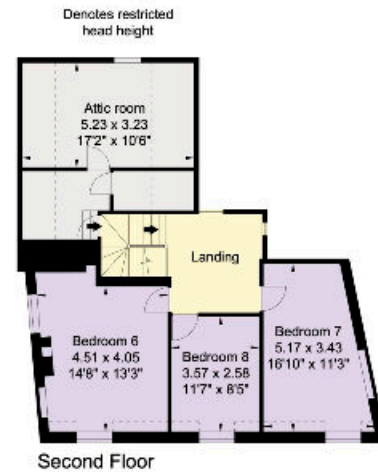
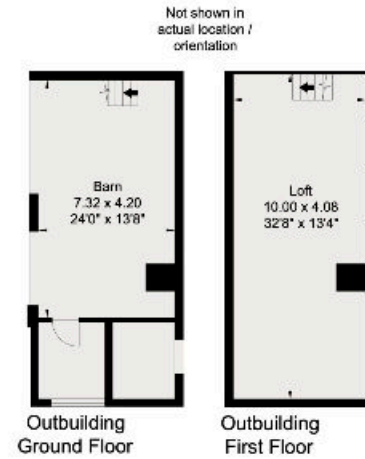
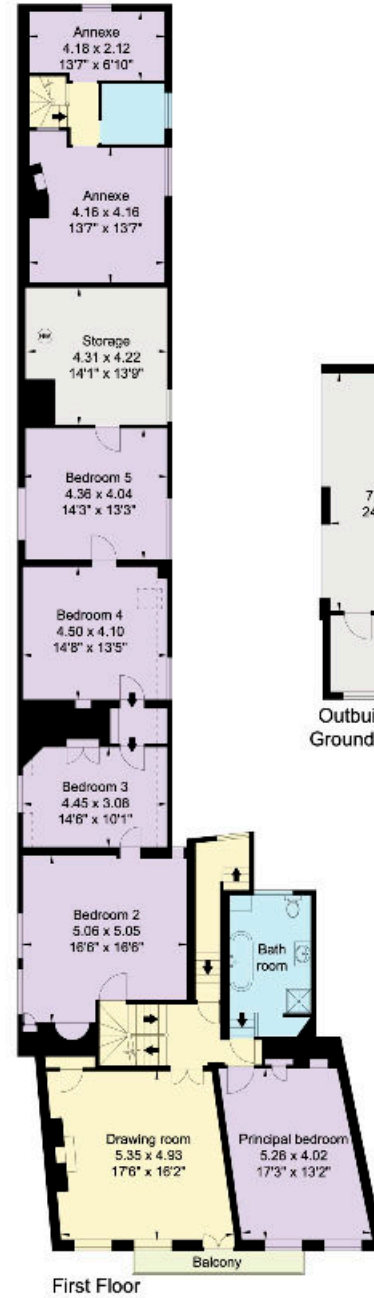
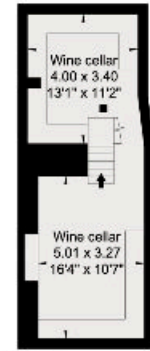
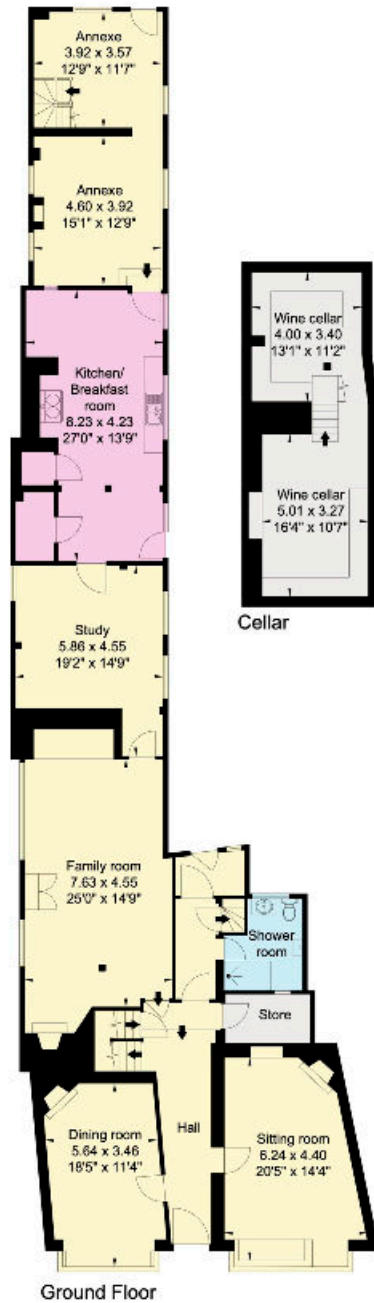
Outbuilding: 84 sq m (904 sq ft)

Total: 738 sq m (7,946 sq ft)

inc. restricted head height

© Colswold Plans Ltd. 01386 430176

ma/15232





Knight Frank

Bridgeway House
Stratford-upon-Avon
CV37 6YX

James Way

01789 868231
james.way@knightfrank.com

Pritchard and Company

Alscot Estate
Atherstone-on-Stour
CV37 8NF

Robert Pritchard

01608 801030
robert@pritchardandcompany.co.uk

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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.