



Shrewley House, Shrewley, Warwickshire

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A beautiful Grade II listed attached village home on the edge of the village offering **generous living spaces** and elegant design.

### Distances

Stratford-upon-Avon 8 miles, M40 (J15) 4 miles, Warwick 6 miles, Warwick Parkway station 4 miles (Intercity to London Marylebone from 69 minutes), Leamington Spa 8 miles, Birmingham 18 miles, Birmingham International Airport 16 miles (All distances and time are approximate).

### Situation

Shrewley is a charming village approximately five miles northwest of Warwick. The Grand Union Canal gracefully winds through the area, passing through Shrewley Tunnel and cutting. Shrewley Village Stores serves as a community hub and there are two local pubs, The Durham Ox in Shrewley Common and The Case is Altered at Five Ways.

5 4 3 About 1.10 acres Double EPC E

**Tenure** Freehold **Local Authority** Warwick District Council: 01926 450000 **Council Tax** Band H





The larger villages of Claverdon and Lapworth are close by with several amenities, including a village hall, post office, village stores, junior and infant schools and a GP surgery. Shrewley is approximately five miles northwest of Warwick and seven miles from Royal Leamington Spa. Both towns offer a range of amenities, including shops, restaurants, and leisure facilities. With its theatres and Shakespearean heritage, Stratford-upon-Avon is the region's cultural centre.

The area has an excellent range of schools, including Warwick Prep, Warwick School, Kings High, Ferncumbe C of E Primary School, and Claverdon Primary School.

Shrewley is well situated for access to the motorway network and railway stations at Hatton and Warwick Parkway with connections to the West Midlands centres of employment and surrounding towns.

There are a number of golf courses locally, including the Ardencote Manor Country Club at Claverdon and racing at Stratford-upon-Avon and Warwick. The Cotswolds lie to the south.

Despite its modest size, Shrewley's picturesque surroundings and historical charm make it a delightful place to live, offering the ideal blend of rural charm and proximity to nearby towns.

## The property

Shrewley House is a beautiful family home overlooking open countryside on the edge of the popular village of Shrewley. The more significant part of the house is Georgian, but it originally dates to Elizabethan times, and there is also a Victorian addition. As a Grade II listed property, Shrewley House features abundant character, including exposed timbers, sash windows, high ceilings, cornicing and open fireplaces.

The tiled entrance opens to an entrance hall with stone flooring. To the west wing of the house are several sizeable reception rooms, including a drawing room, which is a grand space for gatherings with a lovely bay window with double doors allowing light to flood into the room, a home office ideal for work or study and an attractive formal dining room to entertain guests in style with double-height windows and a feature fireplace.







To the east of the house is a light and airy kitchen with wooden flooring, an AGA, a range of units, and a central island with a granite worktop. Off the kitchen is a substantial breakfast room with ample space for a dining table and continuation of the wooden flooring, and a sitting room with a feature fireplace and a bay window with an attractive window seat, the perfect place to relax and unwind.





On the first floor is the principal bedroom suite, which has a feature fireplace, dressing room and en suite shower room. Bedrooms two and three are both spacious rooms with en suites, and there is a further double bedroom with a wash hand basin. The second floor is ideal for guests or teenagers with a double bedroom, bathroom, separate WC and study area. There is ample storage in the loft area.



**Approximate Gross Internal Floor Area**  
**House: 441 sq m (4,748 sq ft)**  
**Garage: 31 sq m (328 sq ft)**  
**Total: 472 sq m (5,076 sq ft)**  
**inc. restricted head height exc. Loft storage**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens and grounds

Outside, the property shares a courtyard with several attached cottages but also has its own drive and parking area off the courtyard, providing access to the garaging.

Shrewley House is surrounded on three sides by its formal gardens, which are well-stocked with mature trees and herbaceous borders. Mainly laid to lawn with several patio areas, a delightful orchard and, of course, the stunning views over farmland beyond, this garden is undoubtedly very special. It offers the perfect space to enjoy the beautiful views.

## Services

Mains electricity, drainage and water are connected to the property.  
Oil fired central heating.

## What3words

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## Viewing

By prior appointment only through the agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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Date: 12 June 2024  
Our reference: STR012414950

## Shrewley House, Hockley Road, Shrewley, Warwick, CV35 7AT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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