

Brick Kiln House, Ettington, Warwickshire







A superb detached and extended **five bedroom country house**, with paddocks, stabling and swimming pool in a rural location off the Roman Fosse Way.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room with sitting room | Utility room | Study | Two cloakrooms | Gym
Family room | Gallery landing | Five bedrooms | Four bathrooms, (three en suite)

In all about 4,329 square feet

Beautiful, well stocked gardens | Swimming pool | Ample parking | Triple garage and mower garage | Workshop/garden store

Formerly a thoroughbred stud with stableyard with American barn with six stables and fodder storage | Five further stables with kitchen and stableyard WC

Paddocks

In about 15.95 acres

Distances

Stratford-upon-Avon 6 miles, M40 (J15 & J12) 9 miles, Moreton in Marsh 11 miles, Warwick 11 miles, Banbury 14 miles

(trains to London Marylebone from 73 mins), Birmingham International Airport 26 miles, Birmingham 31 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way
01789 297735
james.way@knightfrank.com

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson
020 78611549
jamie.robson@knightfrank.com



Situation

Brick Kiln House is approached through a pair of brick pillars with orb finials to the long shrub lined drive which forms part of the property, past two other substantial private houses which share the approach, to electric gates to access the private drive for the property.

Ettington is a well-placed village situated to the south west of Stratford-upon-Avon with facilities that include a community Spar shop and post office, The Chequers Inn, highly regarded pre and primary schools, community centre with a children's playground, football pitch, basketball and tennis court. A bus service picks up for the local public, state and grammar schools. A wider range of shopping and leisure facilities can be found at Stratford-upon-Avon, Shipston on Stour, Wellesbourne, Leamington Spa, Warwick and Banbury.





A range of state and private schools; including girls and boys grammar schools in Stratford-upon-Avon, Stratford Prep School, The Croft Prep School and in Warwick, Warwick Prep, junior and public schools, King's High School for Girls and in Leamington Spa Kingsley School for Girls and Arnold Lodge.

The Fosse Way giving access to the M40, providing routes to Birmingham to the north and London to the south and to the Cotswolds a short distance to the south. Golf courses can be found in nearby Stratford-upon-Avon whilst there is racing at Stratford, Warwick and Cheltenham. Polo at Cirencester Park and Stoneythorpe near Leamington Spa. The property is well placed for local dressage and show jumping activities and for access for eventing venues including Aston le Walls and Moreton Morrell Warwickshire College with a number of equestrian courses.

The property

Brick Kiln House, believed to date originally from 1920's, this Arts and Crafts period property has been extensively redesigned, improved and extended by the present owners to combine traditional appeal with contemporary design and comfort, with timber framing and ornately patterned brickwork and to take full advantage of the beautifully landscaped south-facing garden, patio and view.





Underfloor heating to the ground floor and traditional radiators upstairs, oak doors and architraves, oak and travertine flooring, timber double glazed windows, sound system and modern efficient services.

The accommodation provides an ideal family house where the large open plan living/dining/kitchen with bifold doors opening onto the south-west facing terrace forms the heart of the house with a beautiful kitchen with granite worktops, island unit with breakfast bar and dining area with built in furniture. In addition to the drawing room with a dressed stone fireplace and dining room are a gym and family/cinema room.

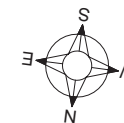
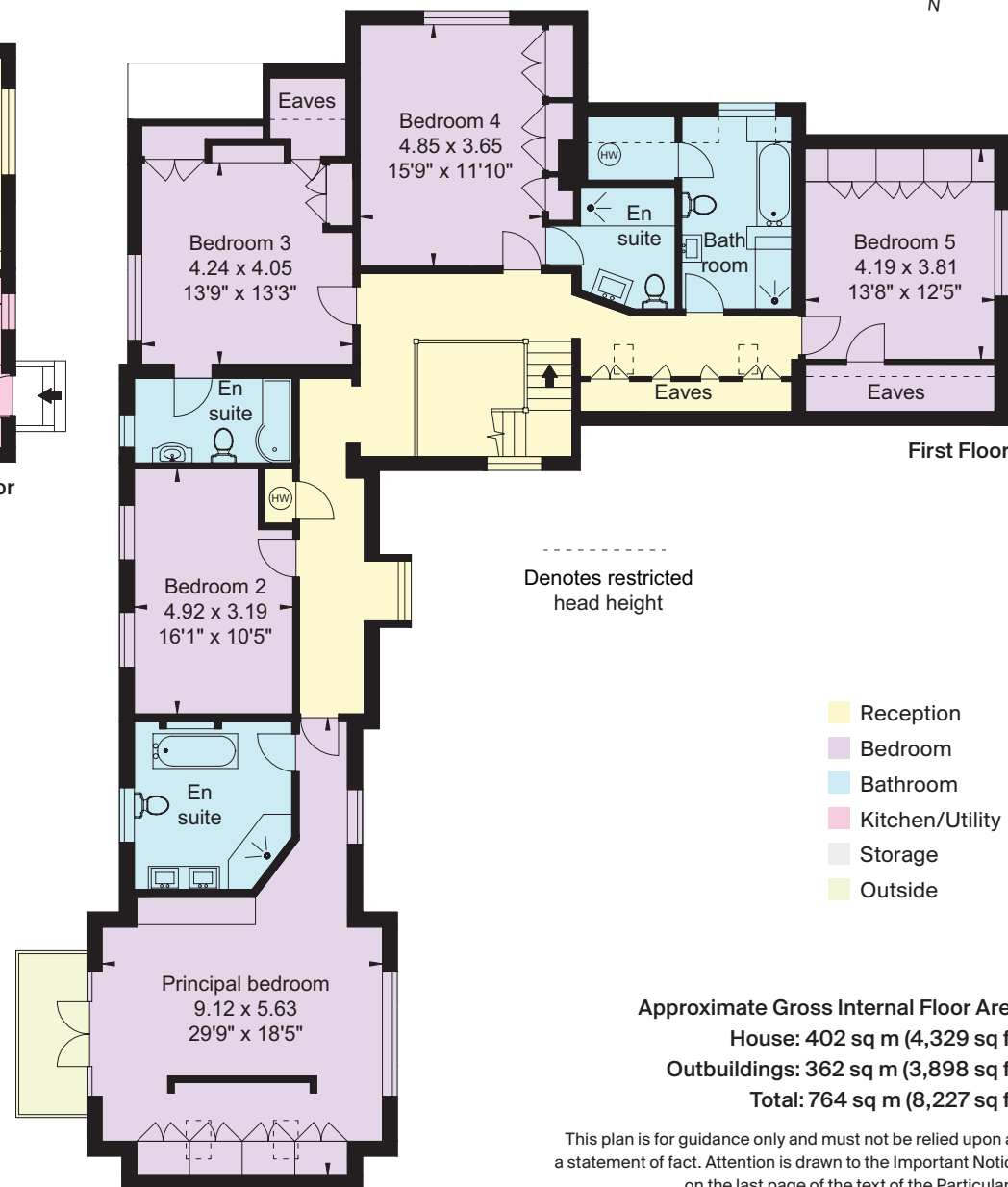
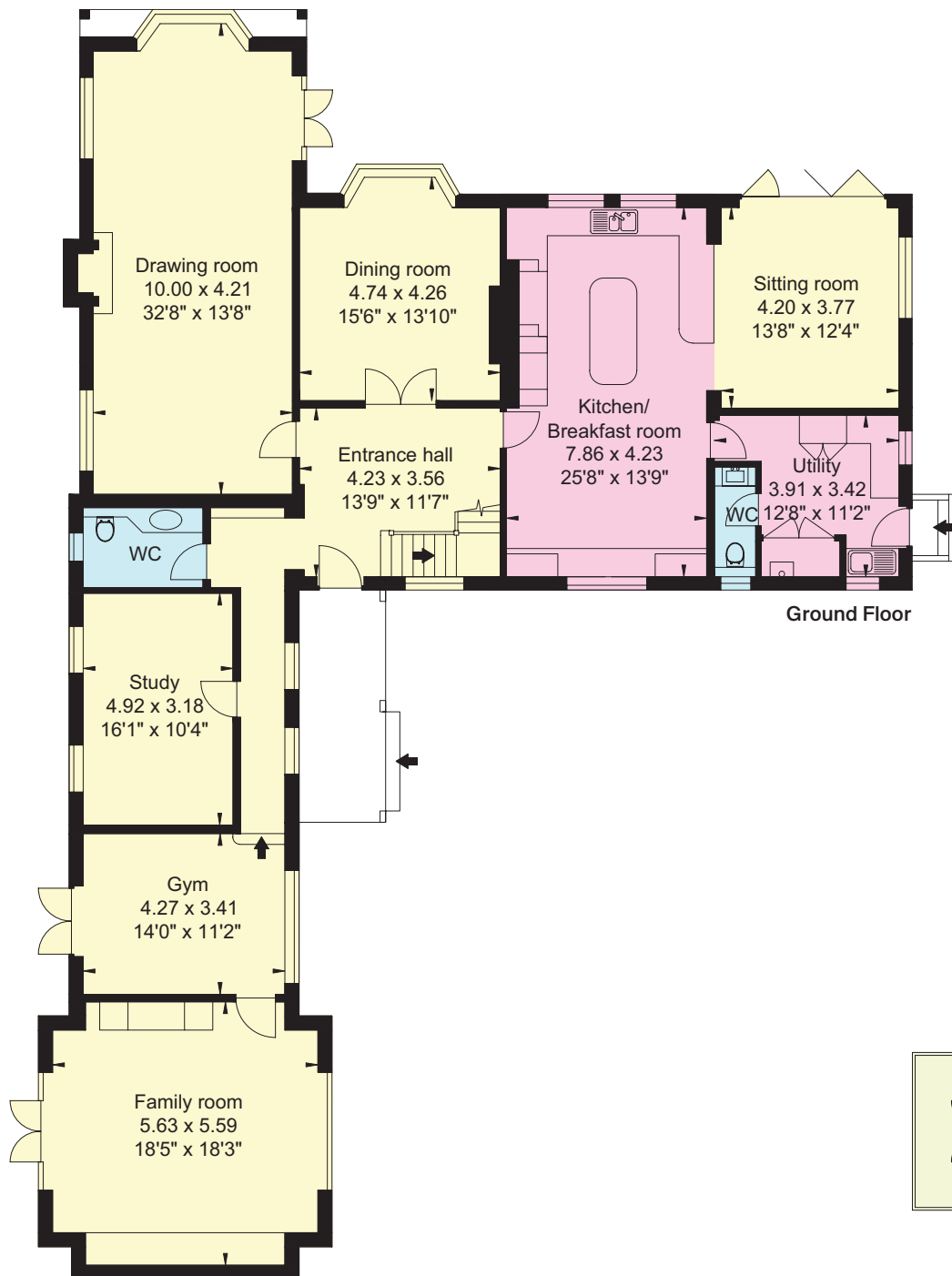
A handmade oak staircase to the first floor landing to five good sized bedrooms, most with built in wardrobes with luxurious tiled bathrooms to match, three of which are en suite and includes a fine vaulted principal bedroom with a balcony, with lovely views and full bathroom with bath, twin basins and separate shower.











Denotes restricted head height

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

Approximate Gross Internal Floor Area
House: 402 sq m (4,329 sq ft)
Outbuildings: 362 sq m (3,898 sq ft)
Total: 764 sq m (8,227 sq ft)

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.





Outbuildings gardens and grounds

Brick Kiln House is beautifully situated, with ample parking to the front, with a turning circle, lawns and cedar tree and gardens surrounding the house, with a brick wall and double wrought iron gates to the main garden to the south side with a flagstone terrace to three sides.

The garden is lawned with box hedges, borders, trees and shrubs including fruit trees and flowering cherry. There is a greenhouse, soft fruit and vegetable beds and gravelled Mediterranean garden. In the garden is a lovely outdoor heated swimming pool framed by elegant cypress trees with a seating area, a breeze house for al fresco dining, and a loggia off the family room.

A former brick built garage provides a useful large workshop/garden store.

Beyond the three-car open framed carport there is the stableyard with an American barn, currently with six stables and ample storage and a further range of five stables, with a staff kitchen and WC. The property was formerly a thoroughbred stud and is well suited to a professional equestrian buyer as well as a buyer wanting to keep horses or other livestock, or looking for the protection of overlooking their own land.





The paddocks are all laid to grass, with hedges and post and rail fencing.

A bridle path passes down the drive and through the property to give the significant advantage of being able to ride out over adjoining countryside, rather than on the road.

Services

Mains electricity and water. LPGas fired central heating, private drainage. Telephone and broadband.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (CV37 7PA)

From Stratford-upon-Avon take the A422 towards Banbury and at the roundabout with the A429 continue straight over to the village of Ettington. Proceed through the village and turn left onto the Fosse Way. The drive to Brick Kiln House is the first on the right and the property is at the end of the drive behind electric gates.

What three words: ///occupy.blueberry.dunk

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

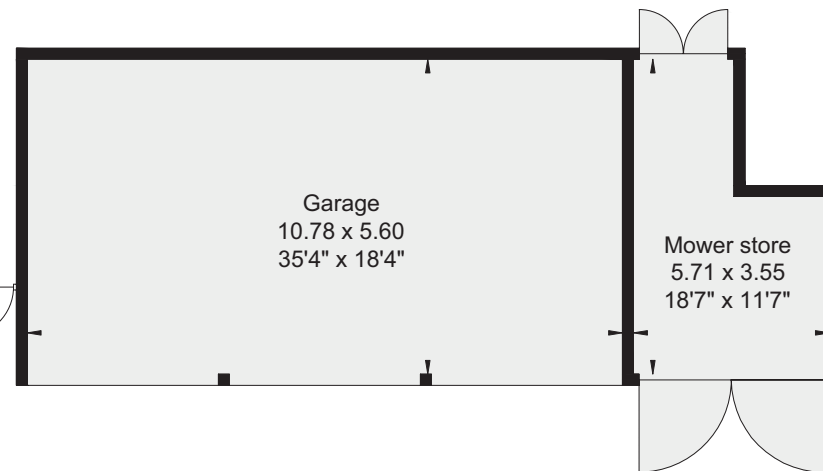
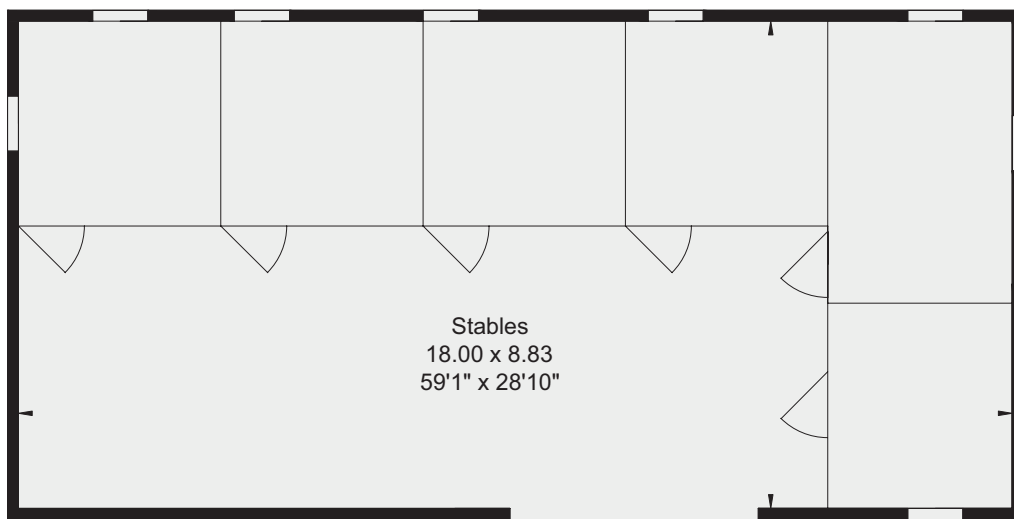
Local Authority: Stratford on Avon District Council 01789 267575

Council Tax: Band G

EPC Rating: E

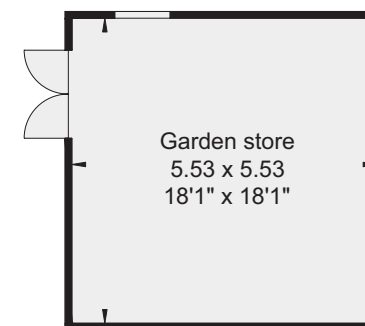
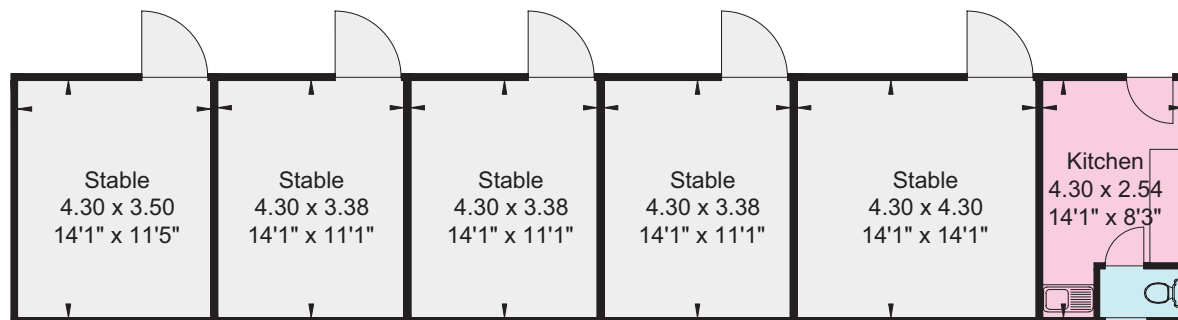






Outbuildings

Not shown in
actual location /
orientation







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 February 2025. Photographs and videos dated September 2023 and March 2024.

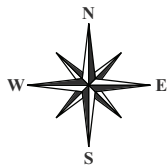
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the 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. Brochure by wordperfectprint.com

Brick Kiln House



LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Public bridleway (approximate route)



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 2025. Licence No. AC000818786

Date: 19:02:25 Drawn By: CW Scale: 1:2750 @ A4 Plan Ref: 18353

Title
Brick Kiln House



Date: 27 February 2025
Our reference: STR012383971

Brick Kiln House, Ettington, Stratford-upon-Avon, CV37 7PA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,250,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

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.

Regulated by RICS

V4.3 Sep 24