



## THE OLD SCHOOL

Alderminster, Warwickshire





# A LOVELY CONVERTED VICTORIAN SCHOOL

Providing over 5,150 square feet of accommodation in a sought-after village.

## Summary of accommodation

Entrance hall | Drawing room | Sitting/playroom | Games room | Dining room  
Kitchen/dining room | Utility | Cloakrooms

Principal bedroom with en suite shower room | Six bedrooms  
Four bathrooms, (two en suite) | Dressing room | First floor 40 foot long games/sitting room  
Garden | Parking

**Distances:** Stratford-upon-Avon 5 miles, Shipston-on-Stour 5.5 miles, M40 (J15) 10 miles  
Moreton-in-Marsh 11 miles, Warwick 11 miles, Leamington Spa 11 miles, Warwick Parkway Station 11 miles  
(intercity trains to London Marylebone from 69 minutes) (All distances and time are approximate).

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax band: G

Tenure: Freehold

EPC: C



# SITUATION

The Old School lies in the heart of the popular village of Alderminster. The village is close to Stratford-upon-Avon and within easy walking distance of an award-winning gastro pub, The Bell. The local market town of Shipston-on-Stour provides an excellent selection of daily amenities. More extensive shopping and leisure facilities, including the world-renowned Royal Shakespeare Theare, can be found at nearby Stratford-upon-Avon.

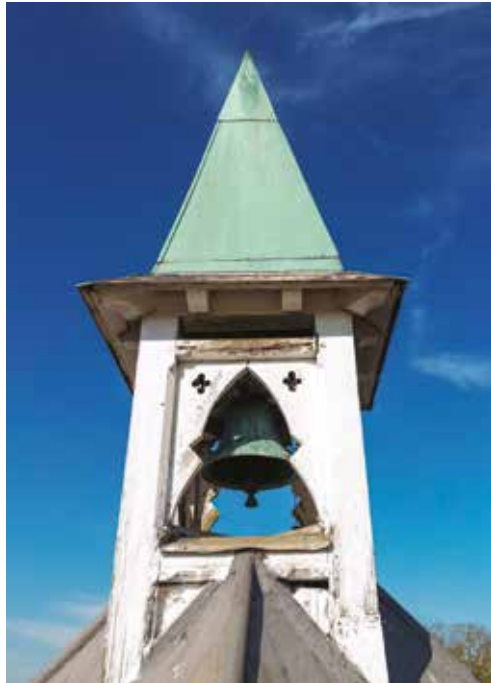
There is an excellent selection of state, grammar and private schools in the area, including boys and girls grammar schools in Stratford-upon-Avon and Warwick, The Croft Prep School in Stratford-upon-Avon, Bloxham and Sibford near Banbury and Kitebrook near Moreton-in-Marsh.

For the commuter, there is easy access to the M40 (J15) approximately 10 miles away, while there is a regular train service from Warwick Parkway and Banbury to London Marylebone and from Moreton-in-Marsh to London Paddington.

# THE PROPERTY

The Old School is a handsome Victorian building which benefits from not being listed, with tall arched gothic stone mullions under a patterned tiled roof with a bell turret. The adjoining school house is in separate ownership.

The size of rooms and extent of the accommodation are exceptional, with reception rooms, entertaining areas, and six bedrooms. The property would lend itself to multi-generation living, with three staircases. There are boarded timber, parquet and engineered timber flooring, exposed timbers to some ceilings, ledged and braced and panel timber doors, a fitted bar to the games/family room, and a corner fireplace with a wood burner in the drawing room.







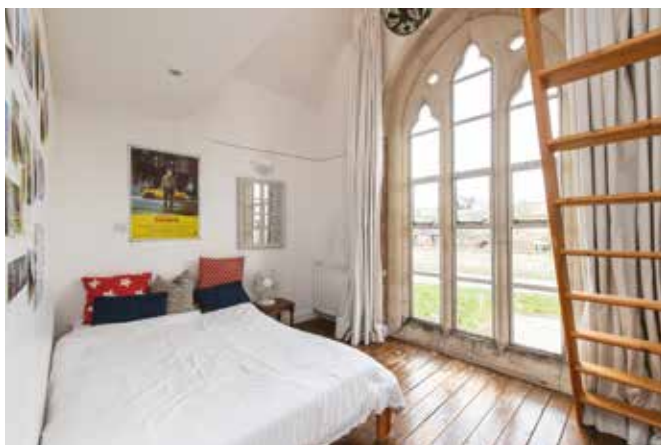
The kitchen has a glazed gable and double doors to the garden, as well as a beautifully fitted kitchen/breakfast room with timber tops and an island with a granite top, breakfast bar, range cooker, and integrated appliances.

There is a west-facing balcony to bedroom four with an external spiral staircase and a Juliet balcony to the principal bedroom. Bedroom three has a loft ladder to a mezzanine, and there are attractive bathrooms and shower rooms throughout.

The fine vaulted first-floor games/sitting room has a pine-clad ceiling and exposed roof timbers and trusses.

A pair of five-bar gates lead to a gravel drive and block-paved private parking to the front of the property, with a boundary garden wall and hedge. There is also side access to an attractive south-facing rear garden and expansive flagstone patio overlooking the river Stour and open countryside. The garden is lawned and terraced, with a wooden garden store, shrub borders and gravel paths. A brick outbuilding is ideal as a gym or home office.







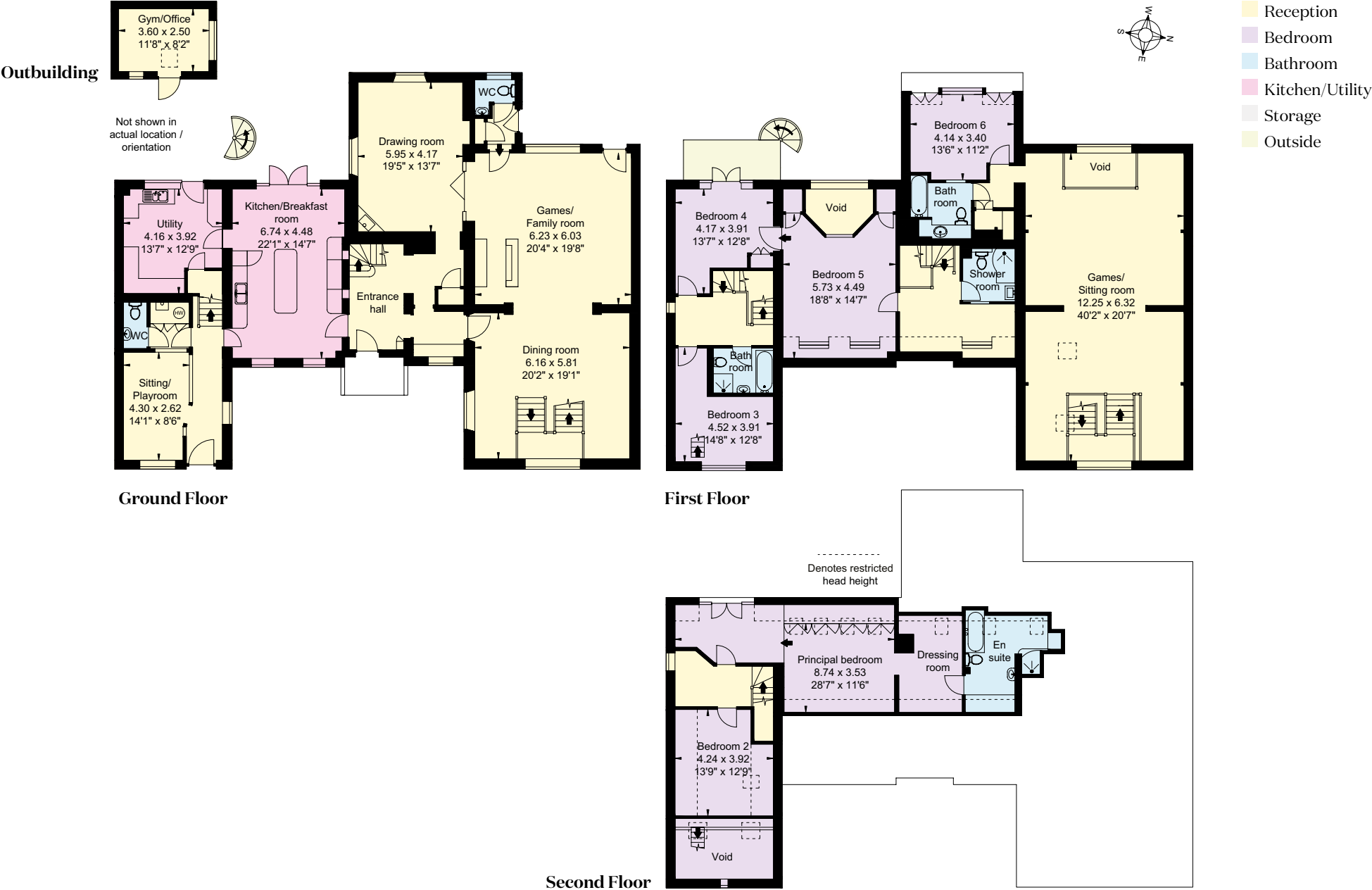


# PROPERTY INFORMATION

**Services:** Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating. Broadband and telephone. Electric car charger.

**What3words:** ///owned.much.views

**Viewing:** By prior appointment only with the agents.



Approximate Gross Internal Area  
House: 481 sq m (5,179 sq ft)  
Outbuilding: 9 sq m (97 sq ft)  
Total: 490 sq m (5,276 sq ft)  
inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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Date: 17 March 2025  
Our reference: STR012421317

## The Old School, Alderminster, Stratford-upon-Avon, CV37 8NY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,175,000.

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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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**

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