



THE LAWN HOUSE

Kissing Tree Lane, Alveston, Warwickshire





A SUBSTANTIAL HANDSOME PERIOD VILLAGE HOUSE

Set in a conservation area in gardens of about 0.65 acre.

Summary of accommodation

Reception hall | Drawing room | Study | Sitting room | Garden room
Kitchen/dining/family room | Utility | Boiler room | Cloakroom | Half cellar

Eight bedrooms | Six bathrooms (three en suite) Playroom

Double garage | Outbuilding | Mature part walled landscaped gardens | Two greenhouses

In all about 0.65 acre

Distances: Stratford-upon-Avon 2 miles, M40 (J15) 4 miles, Warwick Parkway Station 6 miles
(trains to London Marylebone from 69 mins), Warwick and Leamington Spa 8 miles, Birmingham 23 miles
(All distances and times are approximate)

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax Band: H

Tenure: Freehold

EPC Rating: E

SITUATION

Located along a scenic bend of the River Avon, Alveston is widely regarded as one of Warwickshire's most desirable villages. Just two miles southeast of the historic Stratford-upon-Avon, this charming village offers a blend of peaceful countryside living with easy access to cultural and recreational attractions. Alveston is home to a range of local amenities, including a welcoming community hall, a traditional church, and a cricket club. The highly regarded Ferry Inn and Baraset Barn Restaurant are both renowned for their fine dining.

For everyday essentials, the nearby village of Tiddington, only half a mile away, offers a primary school, shops, and additional dining options. Stratford-upon-Avon itself, just a short drive away, provides a wealth of dining, shopping, and leisure activities. It is also the cultural hub of the region and home of the prestigious Royal Shakespeare Company.





Families will appreciate the excellent educational options nearby, including Stratford Prep School, King Edward Grammar School for Boys, and Shotton Grammar School for Girls. Further schools and amenities can also be found in Warwick and Leamington Spa.

Commuters will find the location highly convenient, with the M40 (J15) just six miles away and Warwick Parkway Station only eight miles away, providing direct links to Birmingham and beyond.

THE LAWN HOUSE

The Lawn House is a grand property, beautifully crafted from painted brick under traditional tiled roofs, offering impressive elevations on all sides. Thought to date back to the early 19th century, with the principal part of the house added during the Victorian era, this home boasts large, well-proportioned rooms, high ceilings, and a wealth of original features, including sash windows (some with shutters) and French doors opening on to the garden.

A delightful suntrap, the garden room—an addition to the property—features a charming tiled floor. While the property is not listed, it exudes timeless character with attractive cornices, deep skirtings, six-panel doors, and bay windows in the principal reception rooms. A wood burner in the sitting room, along with timber and flagstone floors, adds to the inviting atmosphere. Having been in the same family ownership for the last 40 years, the property has been thoughtfully improved over time, including the creation of a spacious kitchen/dining/family room that opens out to the garden. The kitchen features painted units with timber countertops, complemented by a two-oven gas Cornish range—ideal for family living and entertaining.









The property offers ample accommodation with numerous bedrooms and bathrooms, providing flexibility for family living, guest accommodation, or additional studies and games rooms. The second floor is particularly adaptable and could easily become a self-contained teenage suite, offering privacy and independence within the house. The impressive main carved staircase, which includes a Venetian window on the half-landing, is complemented by a secondary staircase and a lift to the first-floor bedroom three.

The property's formal front door is accessed via wrought iron railings, and the inner door, along with its side screens, is adorned with beautiful Victorian stained glass, making a striking first impression.

Further practical features include a recently renewed pressurised hot water system, ensuring modern comfort with traditional charm.





GARDENS AND GROUNDS

The Lawn House is approached through elegant wrought iron electric gates leading to a gravel drive with ample parking space. A striking holm oak tree graces the entrance, while two majestic cedar trees stand proudly by the garage, adding a sense of grandeur to the property.

The gardens are truly a standout feature of this home. Thoughtfully designed and well-stocked, the grounds include expansive lawns, wisteria, magnolia, and an array of shrub, flower, and bulb borders. Exquisite plants such as echiums and other exotic species are thoughtfully placed, creating an enchanting and vibrant landscape. The garden is neatly screened by boundary walls and high yew and evergreen hedges, ensuring privacy and a tranquil atmosphere. A secluded back garden further enhances the appeal, with flower beds, greenhouses, a soft fruit cage, and fruit trees, offering a perfect setting for outdoor relaxation and gardening enthusiasts.

The property is equipped with an efficient irrigation system that serves much of the garden, supplied from a well, with a convenient back-up mains connection for added peace of mind.

For the avid gardener, two greenhouses—built on original brick bases and recently renewed by the current owners—offer power and water connections. These provide an ideal environment for overwintering more delicate plants, extending the growing season and supporting a diverse range of flora.

A detached double garage and a garden store, both with an electricity supply, complete the outdoor space, providing ample storage space for tools and equipment.



SERVICES

All mains services are connected to the property. Gas fired central heating. Electric car charging point, Broadband and telephone. Security system.

DIRECTIONS (CV37 7QS)

From the M40 (J15) take the A46 south. At the end of the dual carriageway fork left at the roundabout onto the A439 to Stratford. In Stratford, turn left, over the Clopton river bridge on the A422 and immediately left onto Tiddington Road and proceed through Tiddington. Proceed just past the first two left hand turns to Alveston and turn left into Kissing Tree Lane, The entrance to The Lawn House will be found on the left behind the grass triangle.

What3words: ///disbanded.assume.sparrows

VIEWING

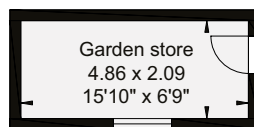
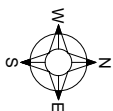
By prior appointment only with the agents.





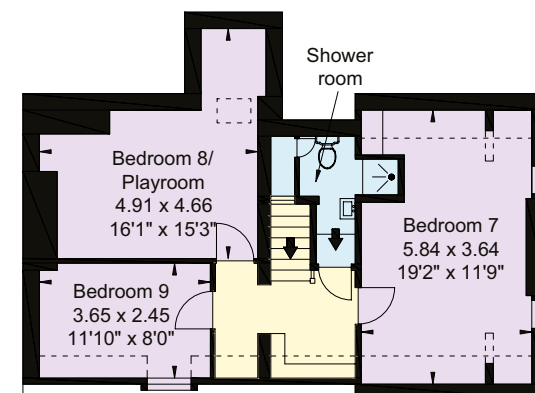
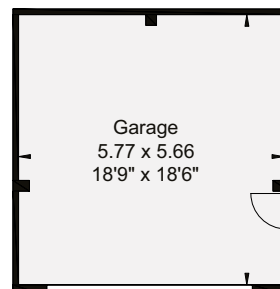


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



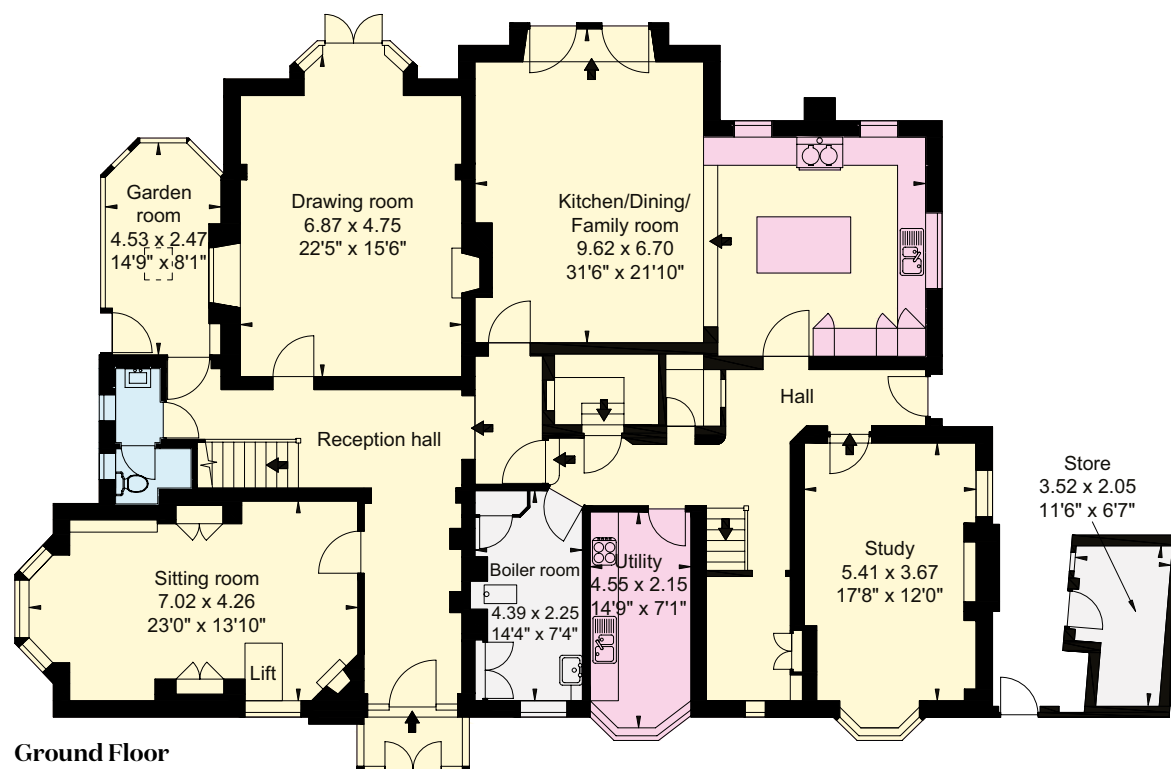
Outbuildings

Not shown in
actual location /
orientation

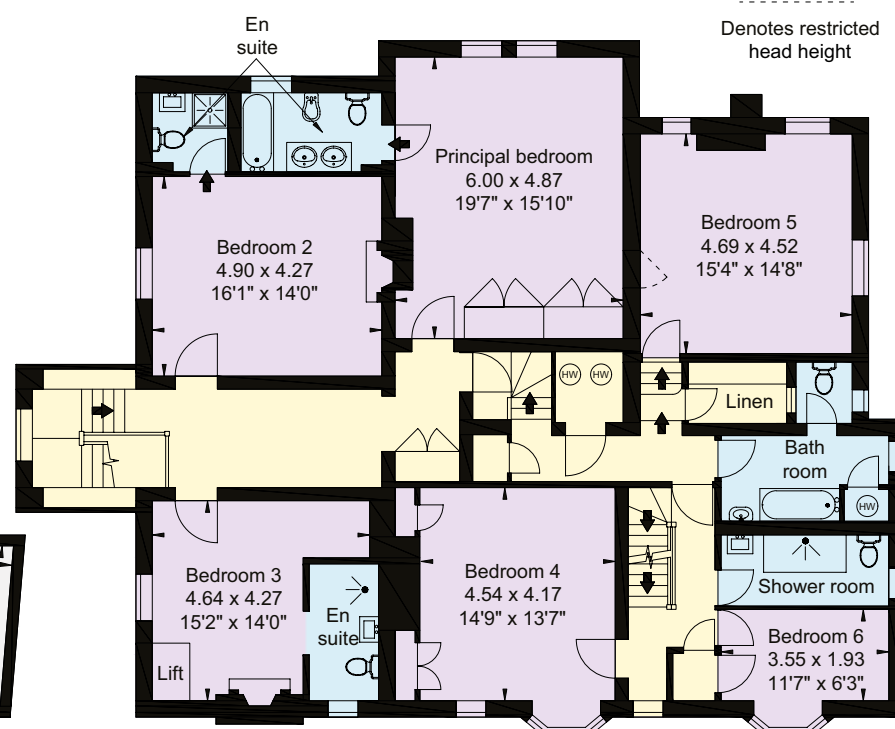


Second Floor

Denotes restricted
head height



Ground Floor



First Floor

Approximate Gross Internal Area =House: 510 sq m (5,491 sq ft)
Outbuildings: 50 sq m (539 sq ft)
Total: 560 sq m (6,030 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.

James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2025. Photographs and videos dated March and May 2025. 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.

Date: 28 May 2025
Our reference: STR012008022

The Lawn House, Kissing Tree Lane, Alveston, STRATFORD-UPON-AVON, CV37 7QS

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

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:

James Way
Partner, Head of Midlands Sales
+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