



## TWIGA HOUSE

Campden Road, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37 8LJ







# A WELL-PRESENTED, DETACHED HOUSE AND OUTBUILDINGS IN GROUNDS APPROACHING ONE ACRE CLOSE TO LOWER QUINTON.

With a ground floor bedroom wing, private parking and double garage.



4



3



2

EPC

D

Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Services: Mains electricity water and drainage are connected to the property.

Oil fired central heating. Telephone and broadband. Gas is believed to be available nearby.

Tenure: Freehold

What3Words: ///stones.nylon.only

# DESCRIPTION

Twiga House is an attractive, rendered detached property with brick detailing under a tiled roof and double glazed upvc diamond glazed windows, set back from Campden Road. The house has a large garden, attached double garage and store and further outbuildings, including two stables and a fodder store.

A gravel drive and parking area approaches the property with mature trees, shrubs, and a traditional roadside hedge. The accommodation has attractive architectural elements, including cornices, parquet and tiled flooring and high-level display shelves.

The entrance hall has an inner door and a staircase to the first floor. There is a drawing/dining room with a deep stone inglenook fireplace, slate hearth, inglenook windows and woodburner. The conservatory with a terracotta tiled floor overlooks the garden with double doors to the outside. A dual-aspect study faces south and east with a ceiling fan. The attractive kitchen/breakfast room has painted kitchen units with granite tops, integrated appliances, a cooker, hob, oil-fired Aga and a walk-in pantry.

A boot room with a cloakroom off and doors to front and rear, leading to a wing with a utility room with a sink and plumbing and a double dual aspect double ground floor Bedroom with a shower room. These rooms could form a self-contained ground floor annexe if desired.

To the first floor is a large landing, principal bedroom with built-in wardrobes and an en suite shower room, two double bedrooms, a family bathroom and a separate WC.









# LOCATION

Twiga House is situated in a rural setting close to the South Warwickshire villages of Lower and Upper Quinton, lying on the Warwickshire/Gloucestershire border between Stratford-upon-Avon and the Cotswolds. Lower Quinton is a civil parish approximately six miles south of Stratford-upon-Avon, and it offers a shop, a pub, a post office and a primary school. The village lies at the foot of Meon Hill, at the beginning of the Cotswold Escarpment and the Heart of England Way.

Extensive leisure and cultural facilities can be found in Stratford-upon-Avon, the home of Shakespearean heritage and The Royal Shakespeare Theatre, and the Cotswold market town of Chipping Campden, only six miles away. Moreton-in-Marsh is also easily accessible, offering a regular fast train service to London Paddington for the commuter. There is an excellent range of state, private and grammar schools in the area to suit most requirements, including Warwick School, Warwick Junior School, King's High School and Warwick Prep in Warwick, Stratford Girls' Grammar School and King Edward VI Shakespeare's school for boys in Stratford and Chipping Campden School.

Stratford-upon-Avon 6 miles, Chipping Campden 6 miles, Moreton-in-Marsh and train station 15 miles, Warwick 15 miles, Stow-on-the-Wold 16.5 miles, Birmingham International Airport 34 miles (distances and time approximate).









## OUTSIDE

The garden and orchard paddock, extending to in all to about 0.92 acres, is a particular feature of the property. It is principally lawned with a paved patio and dwarf stone wall, flower and herbaceous borders and an oak tree. Beyond is a further lawn and greenhouse. The orchard paddock has mature fruit trees, including apple, pear, plum, cherry, sweet chestnut and hazel.

A five-bar gate off the drive leads to the inner courtyard with the garaging and store attached to the house, beyond which is a pair of stables and fodder/wood store with a further lawn area.









# Twiga House

**Total area =  
0.92 acre approx.**

**Twiga House**

Mulberry House

Cherry House

GP

49.7m

B 4632

50.9m

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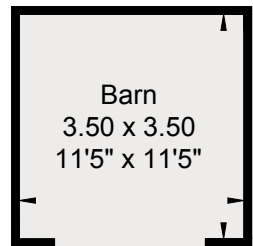


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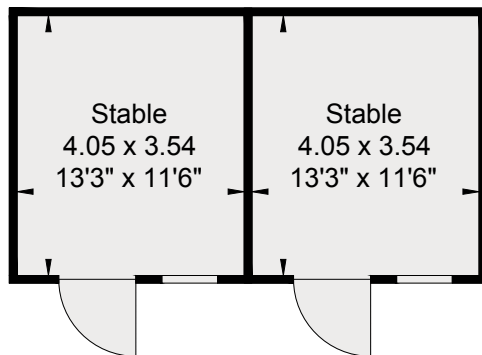
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**Twiga House**

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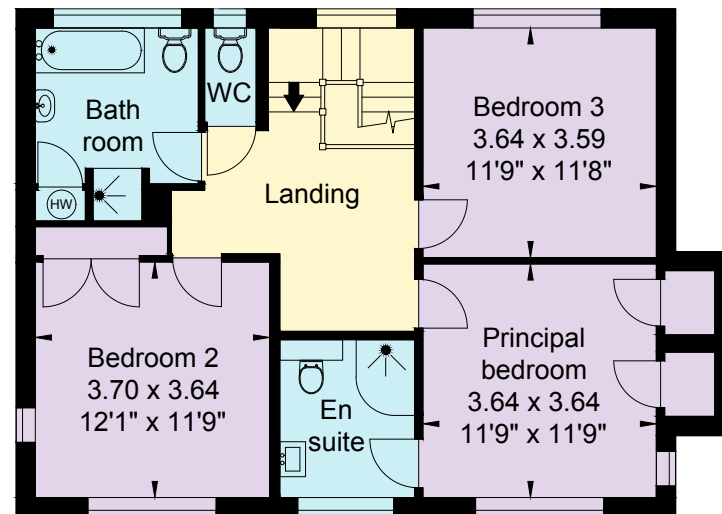




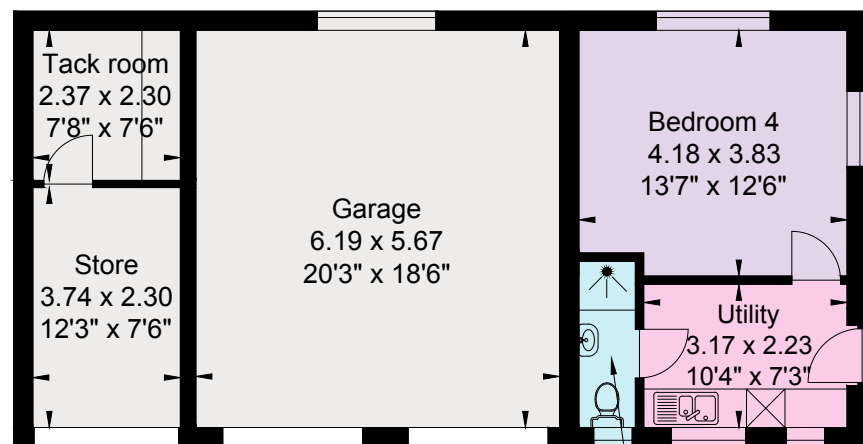
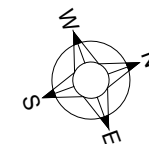
Outbuildings



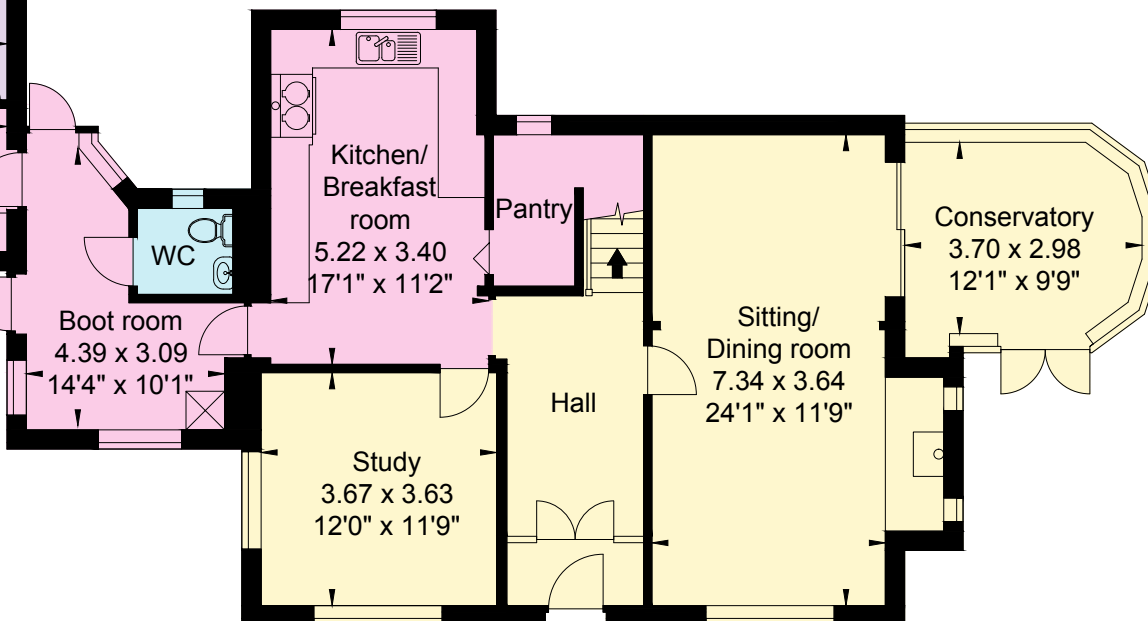
Not shown in  
actual location /  
orientation



First Floor



Outbuildings



Ground Floor

Approximate Gross Internal Area  
Main House = 205 sq m / 2,207 sq ft  
Outbuildings = 93 sq m / 1,002 sq ft  
Total Area = 298 sq m / 3,209 sq ft

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. (ID767266)



We would be delighted  
to tell you more.

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Date: 05 April 2025  
Our reference: STR012373265

## Twiga House, Campden Road, Lower Quinton, Stratford-upon-Avon, CV37 8LJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£765,000**.

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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