

# Monks Bridge

Butlers Marston, Warwickshire



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A beautifully presented and gracious  
country house with converted coach house  
and excellent outbuildings set on the  
edge of the village

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Monks Bridge, Butlers Marston, Warwickshire, CV35 0NA

Kineton 1 mile, Shipston-on-Stour 8 miles, Stratford-upon-Avon 10 miles,  
Banbury 12 miles (London, Marylebone from 62minutes),  
Warwick Parkway 14 miles, London 90 miles

*Features:*

Entrance hall, 4 reception rooms, kitchen/family room, breakfast room,  
utility room and boot room, craft room, cellar, principal bedroom suite, 5 further bedroom suites

2 Bedroom converted coach house, extensive garaging and outbuildings,  
machinery shed, tennis court

Landscaped gardens, grounds and paddocks

In all about 14 acres

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*The Property*

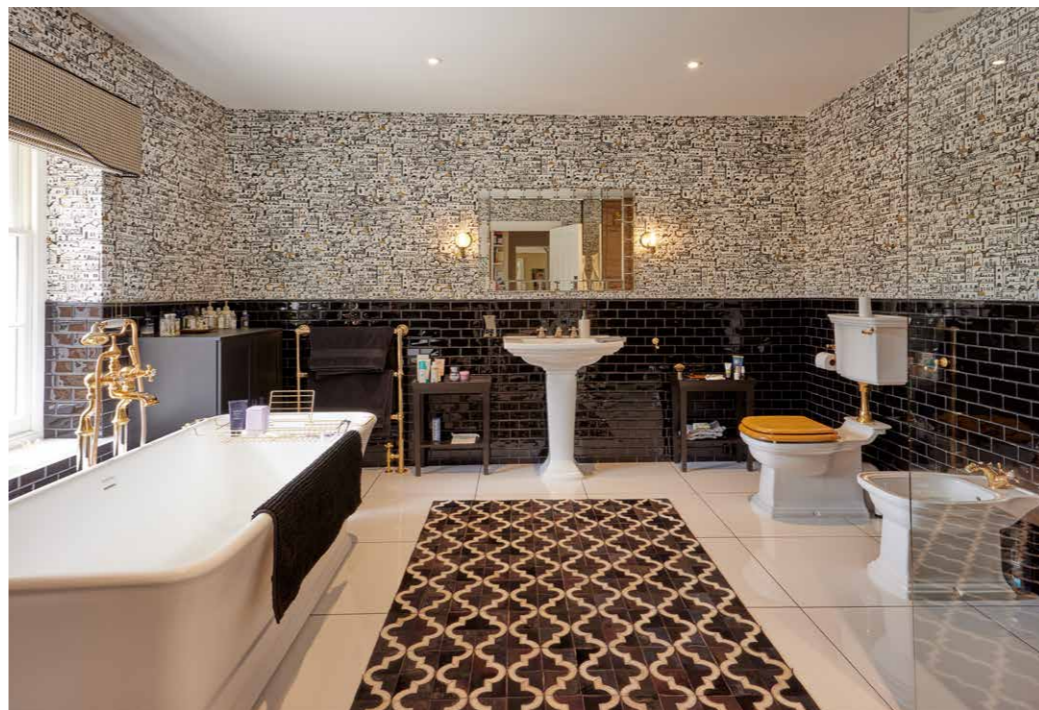
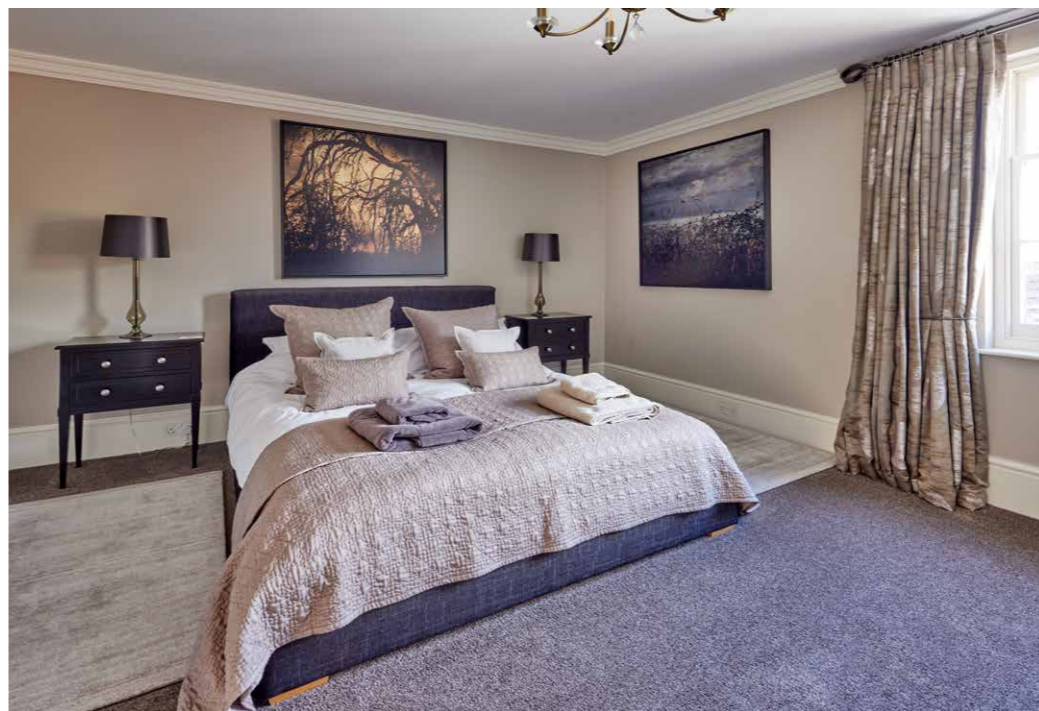
Monks Bridge is a gracious country house that has undergone an extensive refurbishment, both of the property and its garden and grounds. Built of stone and brick, and dating from the early 19th Century, the property was formally the vicarage and has well-proportioned accommodation with high ceilings to reflect its heritage and is also perfect for entertaining. The refurbishment has included re-plumbing, re-wiring, new windows and overhaul of the roof, as well as a substantial extension to the rear ground floor. The house is perfect for 21st century living but retaining the authenticity of the graciousness of a bygone age.





Approached via its own driveway with paddocks and stable to one side, the drive leads through gates to a large parking area to the side of the house from where the front door opens into an impressive hall with cantilevered staircase, lantern roof and attractive Victorian quarry tiled floor. The principal reception rooms are located off the hall and include morning room, sitting room, library, study, and garden room which have views over the beautifully landscaped gardens. Of particular note, is the light and airy kitchen/family room which is fully fitted with island unit, pantry and doors onto the terrace. Off the kitchen is a dining area, a separate breakfast room and a WC. At the back of the house are a boot room, with access to a rear courtyard, a utility room, craft room and additional WC. Stone steps lead down to an impressive cellar with temperature-controlled wine store and wine room.

From the main hall, the staircase rises to a galleried landing off which are 6 bedroom suites all with quality bathroom fittings. The main bedroom has a dressing area with extensive fitted wardrobes. Off the rear landing, stairs lead to a walk-in loft space.



*Floorplans for Monks Bridge,  
Butlers Marston, Warwickshire, CV35 0NA*  
Approximate Gross Internal Area\*:  
Main House internal area 6,317 sq ft (587 sq m)  
Garage, Carports & Bike Shed, Workshop internal area 1,425 sq ft (132 sq m)  
Outbuildings internal area 1,737 sq ft (161 sq m)  
Coach House internal area 1,166 sq ft (108 sq m)  
Total internal area 10,645 sq ft (989 sq m)  
Illustration for identification purposes only. Not to scale.  
\*As defined by RICS - Code of Measuring Practice.



*The Coach House*  
The brick built former coach house was refurbished to the same standard as the house and now provides excellent ancillary accommodation which includes a living room, kitchen, study area, 2 bedrooms, both with en-suite bathrooms. This is ideal for a dependant relative, staff or overflow accommodation.

*Outbuildings*  
To the rear of the coach house are a gym, the estate office and storeroom. There are further useful outbuildings in close proximity to the house. These include a double garage, a triple, open fronted carport, motor bike store and small workshop. Within the grounds is a machinery shed which extends to about 1100 sq ft with an attached store.



**Location**

Butlers Marston is a charming rural village on the River Dene in South Warwickshire. The village of Kineton is 1 mile away providing a wide range of local shopping amenities including two supermarkets, a florist, an optician and an award-winning bakery. More extensive shopping facilities can be found in the nearby towns of Stratford-upon-Avon, Banbury, Leamington Spa and Warwick. Primary schooling can be found in the nearby villages of Kineton and Tysoe, with secondary schooling available in Kineton. There is also easy access to the Stratford, Warwick and Banbury schools for preparatory and secondary level including Bloxham School and Tudor Hall. Communications are excellent with direct rail services available from Banbury to London Marylebone (62 minutes) and Warwick Parkway to Birmingham (26 minutes), with easy access to the major motorways including M40, M42 and M5. There is good access to walking and riding through picturesque Warwickshire countryside with an extensive network of footpaths and bridleways. Local cultural and leisure amenities include the RSC at Stratford-upon-Avon, racing at Stratford, Warwick and Cheltenham, and golf at Tadmarton, Brailes and Stratford.

**Gardens and grounds**

A particular feature of Monks Bridge is the beautifully landscaped gardens and grounds with many varied ‘compartments’. These include areas of lawn, well stocked individual borders, vegetable garden with greenhouse, secondary greenhouse, box hedge parterre,

orchard, paddocks all connected by well-maintained paths. There is a hard tennis court and outdoor gymnasium, and an attractive brook that flows through the lower part of the garden.

**Directions**

From the M40 exit at J12 to Gaydon, and continue on the B4451 to Kineton. In front of The White Swan Hotel, turn right and then left opposite the church, onto Bridge Street to Butlers Marston. Continue past Little Kineton, towards Butlers Marston. Immediately on entering the village turn left, signposted Parish Church and follow the drive past the church and on to Monks Bridge.

**General**

Local Authority: Stratford-upon-Avon District Council. Tel: 01789 267575

Council Tax: House Band H

Tenure: Freehold

Services: Mains water, electricity, drainage and oil-fired central heating.

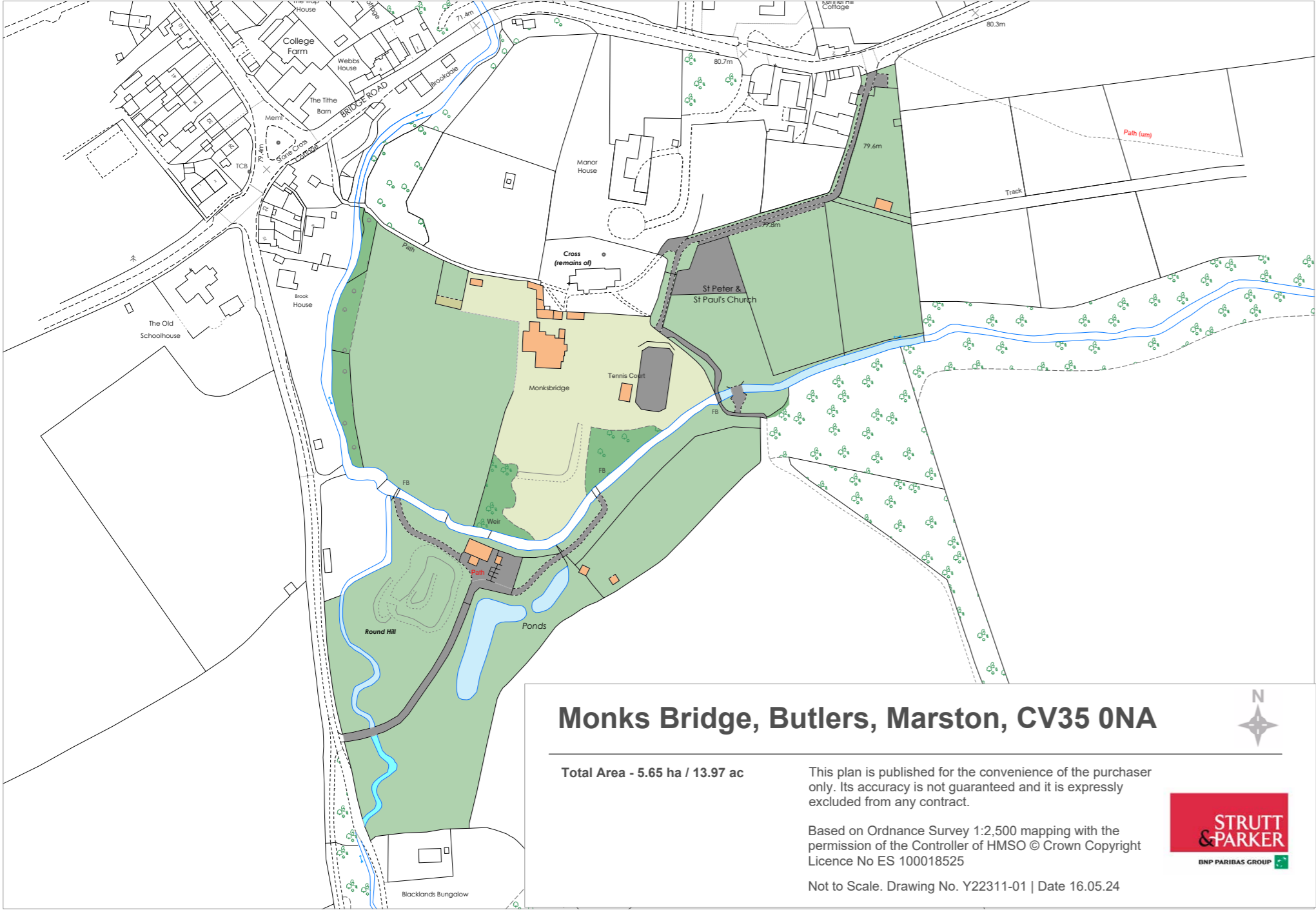
Fixtures and Fittings: All items known as fixtures and fittings are excluded from the sale. However, certain items may be available in addition by separate negotiation.

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Note: A footpath crosses the land.

EPCs: House Rated D.  
Coach House Rated E.





Monks Bridge, Butlers, Marston, CV35 0NA

Total Area - 5.65 ha / 13.97 ac

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Not to Scale. Drawing No. Y22311-01 | Date 16.05.24



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Date: 20 May 2025  
Our reference: STR012514996

## Monks Bridge, Butlers Marston, Warwick, CV35 0NA

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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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