



THE WHITE HOUSE

Alveston, Warwickshire



AN EXCEPTIONAL RESIDENCE IN THE HEART OF ALVESTON VILLAGE.

Constructed by the current owners in 2007 and thoughtfully extended in 2018, the property combines modern elegance with practical family living.



Distances: Stratford-upon-Avon 2.5 miles, M40 (J15) 7 miles, Warwick Parkway Station 10 miles
Warwick 9 miles, Leamington Spa 12 miles, Birmingham 28 miles
(All distances are approximate)



SITUATION

Alveston is a picturesque village situated just a few miles east of Stratford-upon-Avon in Warwickshire. Located on the banks of the River Avon, the village offers a peaceful rural environment with a strong sense of community and history. Key local amenities include a church, community hall, cricket club, the Ferry Inn public house, and the Baraset Barn gastro pub and hotel. For everyday needs, the nearby village of Tiddington, an early Roman settlement approximately a mile away provides a primary school, shops, and two restaurants and a pub. Nearby Stratford-upon-Avon, the region's cultural centre and home to the Royal Shakespeare Theatre, offers a wide range of shops, restaurants, and recreational facilities.

The area is well served by schools, including Stratford Prep School, King Edward VI Grammar School for Boys, and Stratford Girls' Grammar School. Additional educational and leisure facilities are available in Warwick and Leamington Spa.



The location benefits from good transport links, with the M40 motorway (Junction 15) 7 miles away and Warwick Parkway Station 10 miles distant, providing convenient access to Birmingham and the wider motorway network.

Local leisure options include horse racing at Stratford-upon-Avon, Warwick, and Cheltenham, as well as golf courses at Stratford-upon-Avon, Bidford-on-Avon, and Leek Wootton.

THE PROPERTY

Situated in the highly sought-after village of Alveston, just over two miles from the historic town of Stratford-upon-Avon, this outstanding five-bedroom detached residence offers an exceptional standard of living.

One of its biggest draws is its close proximity to Stratford, making it ideal for those who enjoy the quiet of a village but want quick access to the cultural and historical attractions of the town. Constructed by the current owners in 2007 and thoughtfully extended in 2018, the property combines modern elegance with practical family living.

Set across two floors, the home features spacious and tastefully designed interiors, complemented by high-quality finishes throughout. A discreetly integrated five-person lift adds a unique touch of accessibility and convenience, making this an ideal long-term home. There is an iOS/Android app controlled Lutron lighting system in all the reception rooms and the landing. Central heating is provided by water based underfloor system on the ground floor with radiators in the first floor rooms, guest WC and Utility room. These 22 heating zones are controlled by an iOS/Android Control4 app. There are also 28 roof mounted solar panels with 2 x Tesla Powerwall battery system, which generates an estimated 9330 kWh per annum.

The garage and each room in the house have an alarm PIR sensor installed with control panels in the Hall, Utility, Principal Bedroom and Garage. The alarm system can be set for a number of different modes and is monitored via a digital link to a central monitoring station 24/7.

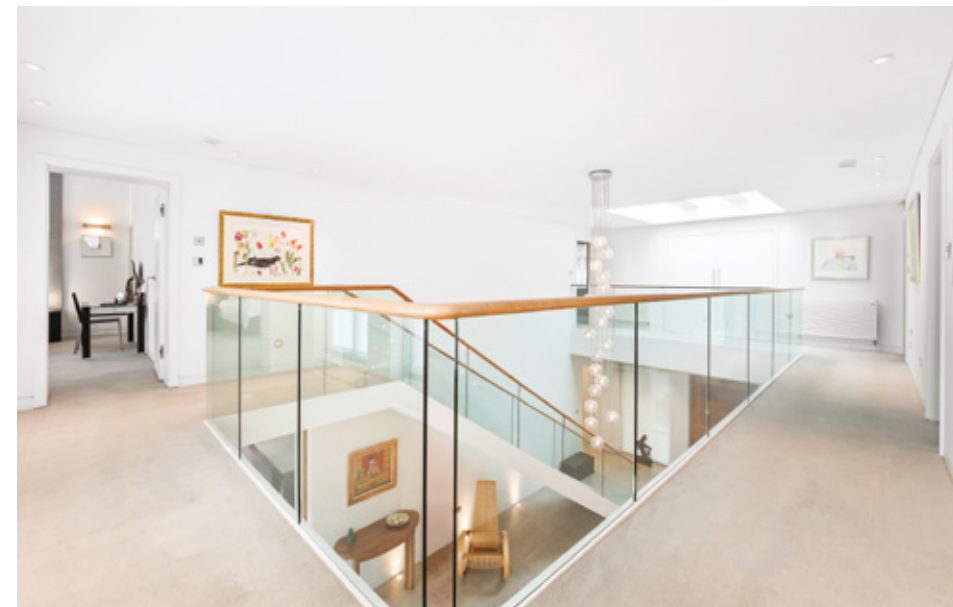




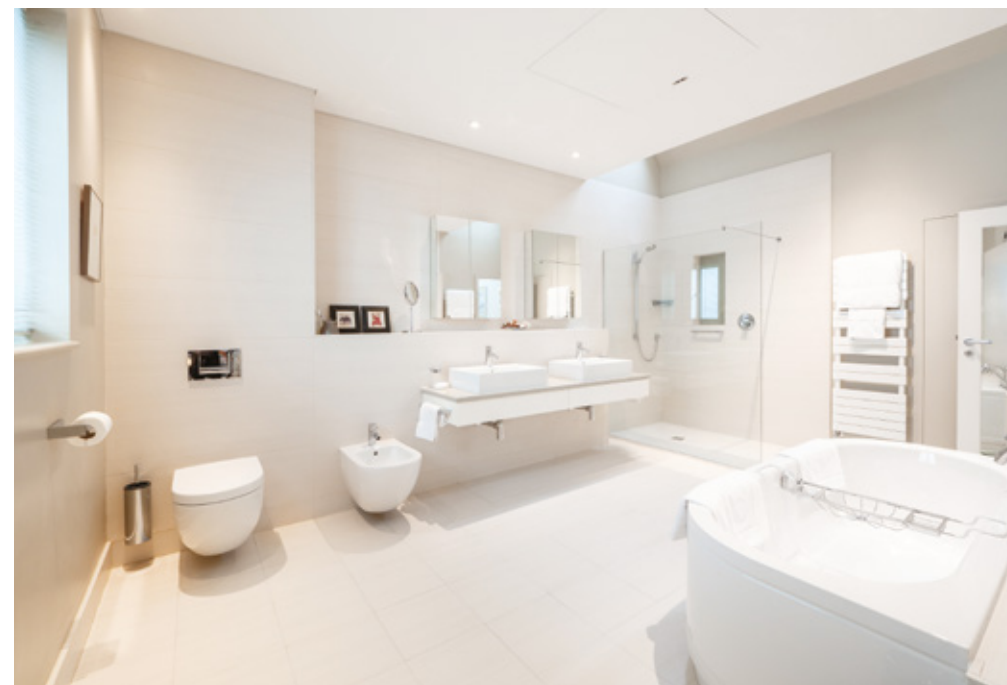
Sliding automatic glazed doors open into an enclosed porch, where a grand oak front door leads to the striking entrance hallway. An elegant, sweeping staircase ascends to the galleried landing on the first floor. The open plan dining hall, featuring porcelain tiling, includes bifold doors that open onto the garden, while the remaining accommodation branches off from this central area. The study features a front-facing aspect and fitted cabinetry, but it could also work well as a playroom.

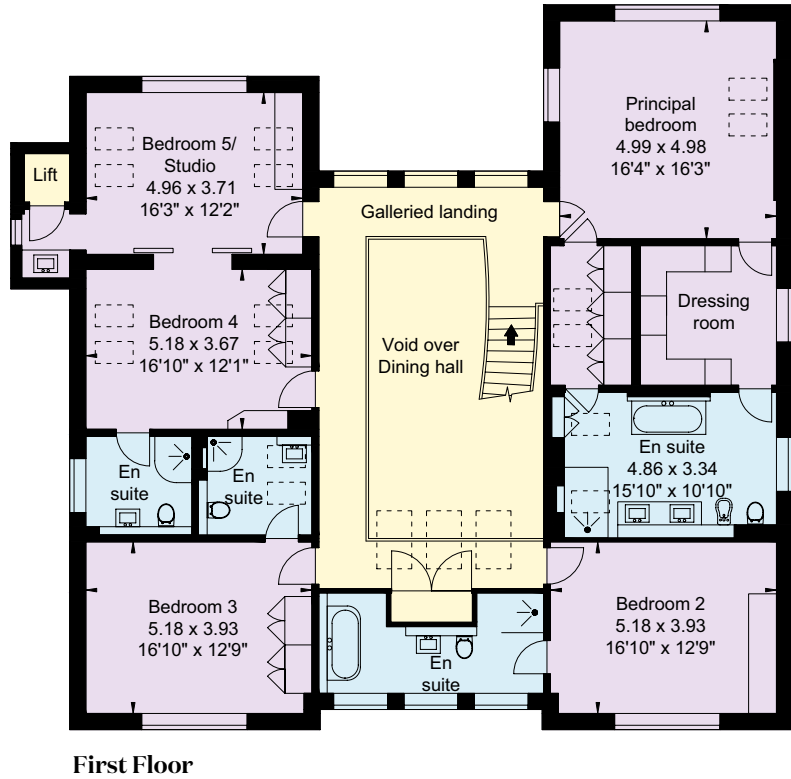
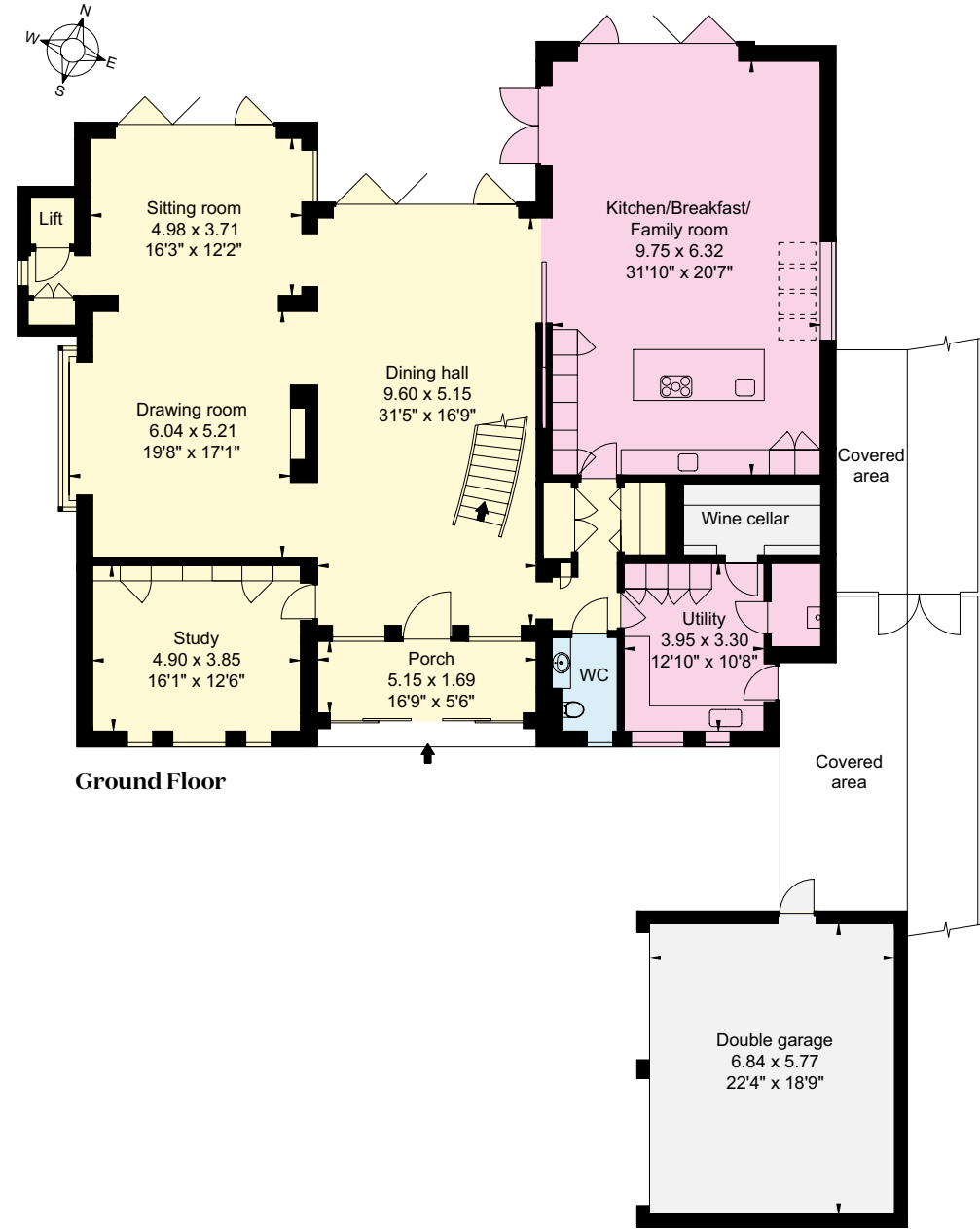
The formal drawing room features a stylish gas fireplace and adjoins the sitting room, which was added in 2018 and discreetly houses a five person lift in one corner. The sitting room has a lovely rear aspect, with bifold doors that open onto the rear patio and garden.

A full height sliding door connects the dining hall to the generously sized kitchen breakfast room, which features a contemporary design with sleek quartz worktops and a central island. The kitchen is equipped with integrated Gaggenau appliances, a Quooker boiling water tap and a Miele dishwasher. An inner hallway provides useful coat storage, a guest cloakroom and a further cupboard houses all the services workings.



The utility room offers additional storage, a basin, space for a washing machine and dryer, and an extra dishwasher. From here, an air-conditioned walk-in wine cellar, with a capacity for circa 680 bottles, provides the ideal environment for storing and preserving your collection at the perfect temperature. Outside the back door, a covered walkway leads to the garage, while a gate provides access to an additional covered area and the garden beyond.





Approximate Gross Internal Area
House: 440 sq m (4,737 sq ft)
Garage: 40 sq m (425 sq ft)
Total: 480 sq m (5,162 sq ft) exc. void

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.

Upstairs, the principal bedroom suite has an impressive, vaulted ceiling, a walk-in dressing area, an en suite bathroom with a walk-in shower, and an additional fully fitted dressing room. There are three further generous double bedrooms, each with an en suite shower or bathroom. Bedroom four features sliding doors that open into an additional room, currently used by the owner as a studio but equally suited as an extra bedroom. The lift is discreetly located in the corner.

Approached via electric gates, the property opens onto a resin driveway providing access to a generous parking area and a double garage fitted with electric roller

doors. The beautifully landscaped fore garden offers exceptional privacy and features a fitted irrigation system for effortless maintenance.

To the rear, a spacious patio area provides the perfect setting for outdoor entertaining, enhanced by external lighting and a lawned garden bordered by mature planting and hedging. A charming pergola adds an additional seating area. A shed is carefully screened by pleached trees.



There is gated access on both sides of the property, with the left-hand side featuring a covered area that houses the Tesla Powerwall batteries for the 28 rooftop solar panels, emphasizing the home’s energy efficiency and sustainable design.

PROPERTY INFORMATION

Services: All mains services are connected to the property. Gas fired central heating. Control4 system and Lutron lighting system. Internet FTTP.

Directions (CV37 7QT)

What3words:///pink.mouse.quits

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax: Band H

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

Important Notice 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 June 2025. Photographs and videos dated 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. Brochure by wordperfectprint.com

Date: 11 June 2025
Our reference: STR012585038

The White House, Kissing Tree Way, Alveston, Stratford-upon-Avon, CV37 7QT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,150,000.

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.



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@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