



A CHARMING FAMILY HOME FULL OF CHARACTER AND ENDLESS POTENTIAL

With grounds of in all about 6.5 acres, wonderful views and more than 3,000 sq ft of versatile outbuildings in the heart of Warwickshire.



Distances: Henley-in-Arden 3 miles, Stratford-upon-Avon 7 miles, Warwick 7 miles, M40 (J15) 8 miles
Warwick Parkway Station 8 miles (trains to London Marylebone from 69 mins), Leamington Spa 13 miles
Solihull 12 miles, Birmingham International Airport 17 miles
(All distances and times are approximate)

SITUATION

Preston Hill House is situated near the charming villages of Wootton Wawen and Preston Bagot, set amidst Warwickshire's picturesque rolling countryside. Wootton Wawen is a historic village known for its period properties, including Wootton Hall and its Saxon church, complemented by a welcoming community with amenities such as a post office/general store, Parish Church of St Peter, and a traditional public house.

Just 1.5 miles away, Preston Bagot offers easy access to Claverdon, where you'll find a primary school, community store, doctor's surgery, parish church, and local pubs. Nearby, Ardencote Country Club provides extensive leisure facilities for residents to enjoy.

For more extensive shopping and cultural experiences, the towns of Henley-in-Arden and Stratford-upon-Avon are within easy reach. Stratford, renowned for the Royal Shakespeare Theatre, serves as the region's vibrant cultural hub. Excellent transport links include intercity trains from Warwick Parkway to London Marylebone and a commuter rail service from Wootton Wawen and Henley-in-Arden to Birmingham city centre. Birmingham International Airport is approximately 14 miles away.

The area boasts a wide range of schooling options, from state and grammar schools to private education, including Stratford Prep School, King Edward's Grammar School for Boys, and Stratford High School. Nearby towns such as Warwick, Leamington Spa, and Solihull also offer quality private schooling and facilities. Leisure options abound with local racecourses at Warwick and Stratford-upon-Avon and golf courses at Bearley, Stratford-upon-Avon, and Leek Wootton.









THE PROPERTY

Preston Hill House is a charming converted barn offering a unique blend of character, versatility, and spacious family living. Ideal for those seeking a distinctive home with ample scope to personalize and enhance.

The main residence features a welcoming dining hall leading to a sitting room with a striking fireplace and double doors opening onto the gardens. The ground floor also includes a generous drawing room, a well-equipped kitchen, utility room, study/bedroom, and a cosy library, complemented by multiple cloakrooms for added convenience.

Upstairs, three spacious bedrooms each benefit from their own en suite bathroom or shower room, ensuring comfort and privacy for family and guests alike. The landing is spacious and could be used as an occasional bedroom if required.

















Approximate Gross Internal Area House: 270 sq m (2,908 sq ft) Flat: 80 sq m (862 sq ft)

Outbuildings: 298 sq m (3,209 sq ft)

any decisions reliant upon them.







Reception Bedroom Bathroom Kitchen/Utility Storage Outside



GARDENS, GROUNDS AND OUTBUILDINGS

Outside, Preston Hill House has an abundance of outbuildings, including a separate utility, boot room, workshop, barn, stable, and several stores. A triple garage offers potential for ancillary accommodation above, further to the garaging there is a triple car port

Beyond the main house and outbuildings lie mature well-stocked formal gardens and several paddocks, bringing the total landholding to approximately 6.5 acres.

With stunning views and scope to personalise, Preston Hill House is a truly unique property.

















PROPERTY INFORMATION

Services: Mains electricity. Private drainage. Solar panels. Spring fed water supply shared with neighbour.

What3Words: ///fully.parsnips.barrel

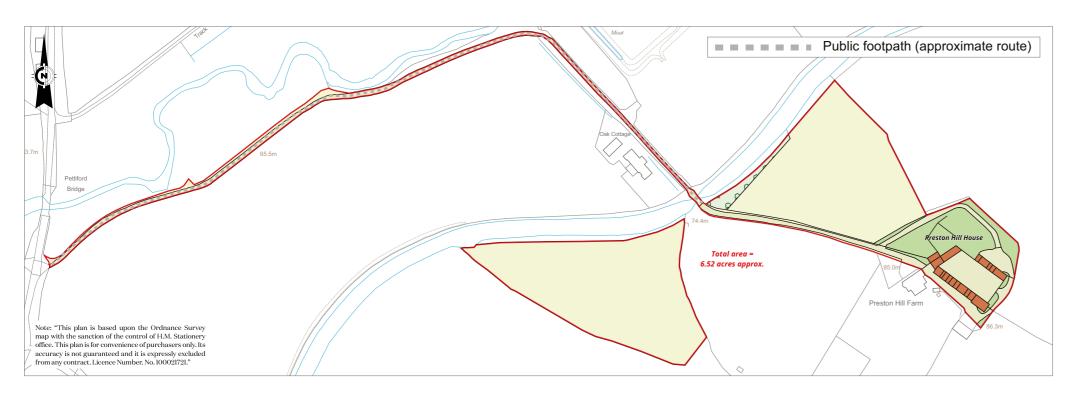
Tenure: Freehold

Local Authority: Stratford-on-Avon District Council.

Council Tax: Band G

EPC: D

Viewing: Strictly by prior appointment only with the agents.



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Date: 29 July 2025 Our reference: STR012574612

Preston Hill House, Pettiford Lane, Wootton Wawen, Henley-in-Arden, B95 6ES

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

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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