



# SOUTH LAWN

Rowington, Warwickshire





# AN ELEGANT GEORGIAN RESIDENCE SET WITHIN 17 ACRES OF GROUNDS, FEATURING BREATHTAKING VIEWS AND A PRIVATE LAKE.

Carefully renovated by the current owners, the property showcases an outstanding standard of finish throughout.

## Summary of accommodation

Dining room | Drawing room | Sitting room | Study | Kitchen/breakfast room | Utility/pantry | Orangery | Boot room | WC | Cellar

Principal bedroom with en suite bathroom | three further bedrooms | Dressing room | Shower room

**The Stables:** Games room | Bar | Two bedrooms | Utility | Shower room | WC

Triple garage | Machinery store | Open barn | Garden store

**In all about 17.39 acres**

**Distances:** M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles

Warwick 11 miles, Birmingham City centre 12 miles, Stratford-upon-Avon 12 miles

(All distances are approximate)





## SITUATION

South Lawn is beautifully positioned within easy reach of the varied amenities offered by Lapworth, Dorridge, and Knowle. The property benefits from excellent transport links, being close to the M40 and M42 motorways, providing swift access to the Midlands motorway network, the NEC, Birmingham International Airport, and routes to Oxford and London. Nearby towns such as Solihull, Henley-in-Arden, Warwick, and Stratford-upon-Avon are all easily accessible.

The area is served by a superb selection of schools, including highly regarded state, grammar, and independent options. Notable institutions include Solihull Boys' and Girls' Schools, King Edward VI School in Birmingham, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School, and Kingsley School for Girls in Leamington Spa.



Golf enthusiasts will appreciate the proximity to prestigious courses such as Copt Heath Golf Club in Knowle, with the renowned Belfry Hotel and Golf Resort just 15 miles away.

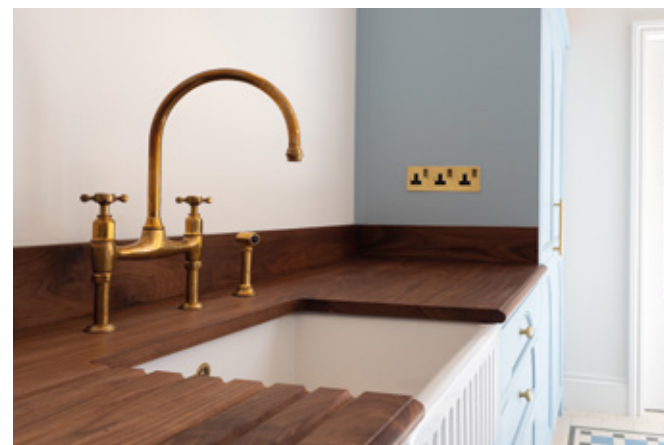
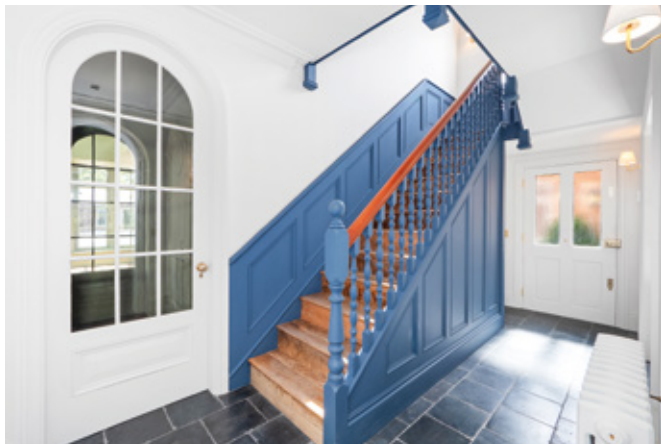
## THE PROPERTY

South Lawn is a stunning country home perfectly positioned on the edge of this highly sought-after village. Meticulously refurbished by the current owners, the property offers an exceptional finish throughout.

The entrance hall provides access to the principal reception rooms, including a dual-aspect drawing room featuring a fireplace and double doors opening onto the rear garden. A separate dining room and sitting room offer ample space for family living, while a beautiful orangery overlooks the formal gardens and expansive grounds beyond. The kitchen/breakfast room serves as the heart of the home, complete with a practical pantry. Additionally, a home study, boot room, and cloakroom complete the versatile ground floor accommodation.











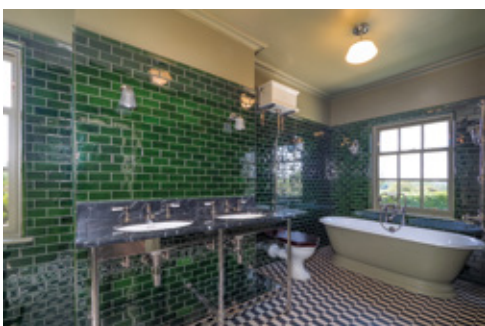




On the first floor, the principal bedroom suite features a luxurious bathroom and dressing room, accompanied by three further bedrooms and a well-appointed separate shower room.

## THE STABLES

The impressive annexe, The Stables, includes a spacious open-plan entertainment and games room, featuring bifold doors that open onto the rear garden, with steps leading down to a stylish bar area. The Stables has two double bedrooms, a shower room, a utility room, and a cloakroom.







## GARDENS AND GROUNDS

The gardens and grounds are stunning. The property is approached via a quiet lane which leads to a block-paved driveway at the front. Steps and a pathway lead to the front entrance, flanked on either side by lawn. The rear courtyard is gated and also block paved, with a second gate leading to the garaging and additional parking for several cars. A further outbuilding provides useful storage.

The South Lawn, from which the property takes its name, occupies an elevated position wrapping around the southwest façades of the property, offering a wonderful spot to sit and enjoy the stunning views.





The formal gardens feature a variety of well-placed patio areas, allowing one to follow the sun throughout the day—ideal spaces for outdoor dining and entertaining, with a well-positioned fire pit to provide comfort and warmth during the autumn and winter evenings. A great range of mature herbaceous shrub beds, lavender borders, and specimen trees complement the formal gardens beautifully. Steps lead down from the South Lawn to the first of several fields, which also provide access to the beautiful lake—another peaceful spot to enjoy.

With several further paddocks, it is clear the property lends itself well to those with an equestrian interest.



# PROPERTY INFORMATION

**Services:** Mains water and electricity. Oil fired central heating. Private Drainage

**What3Words:** ///starfish.spaceship.flamed

**Tenure:** Freehold

**Local Authority:** Warwick District Council

**Council Tax:** Band G

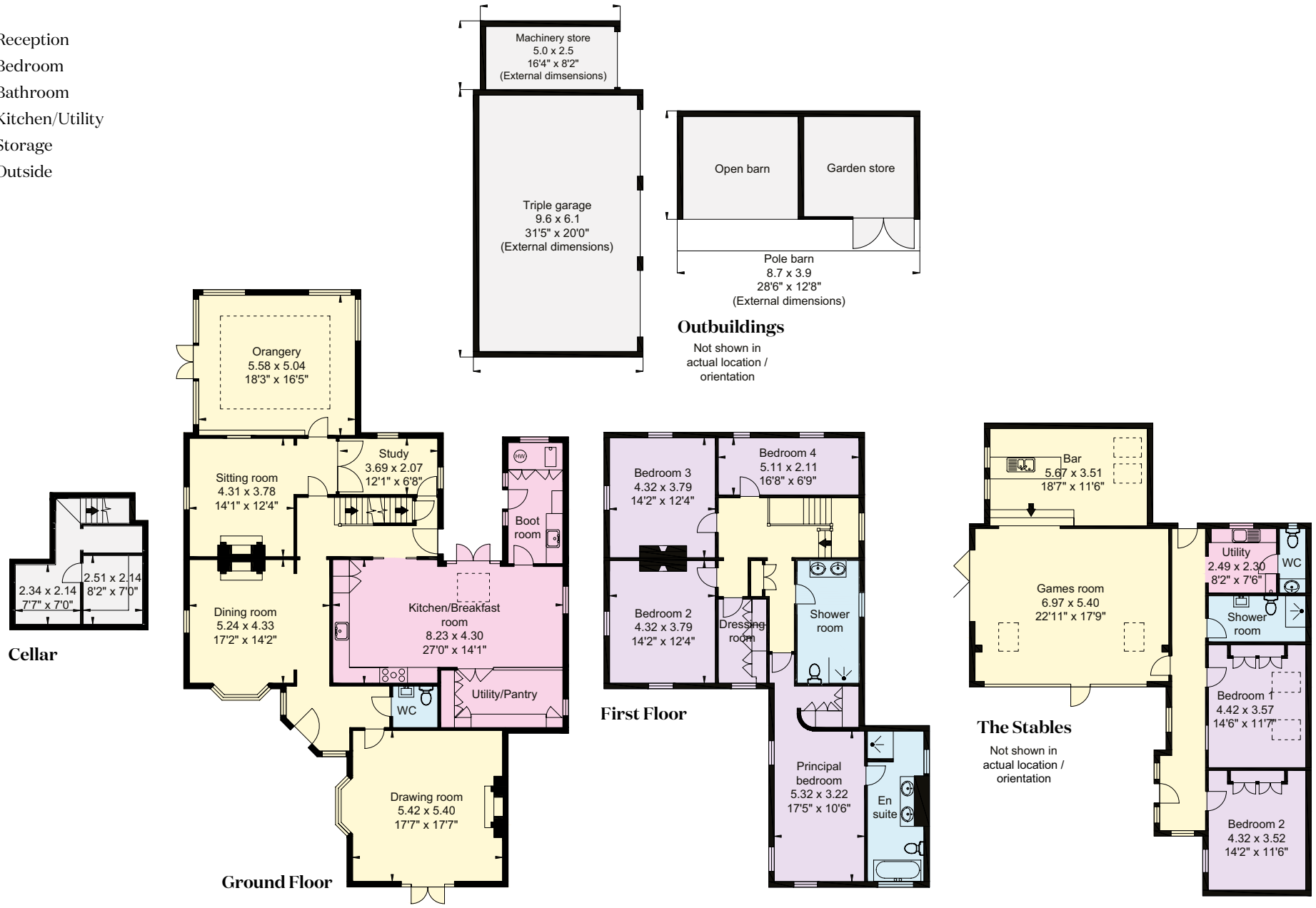
**Viewing:** By prior appointment only with the agents.







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



Approximate Gross Internal Area  
House: 313 sq m (3,364 sq ft)  
The Stables: 121 sq m (1,299 sq ft)  
Outbuildings: 95 sq m (1,023 sq ft)  
Total: 529 sq m (5,686 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.





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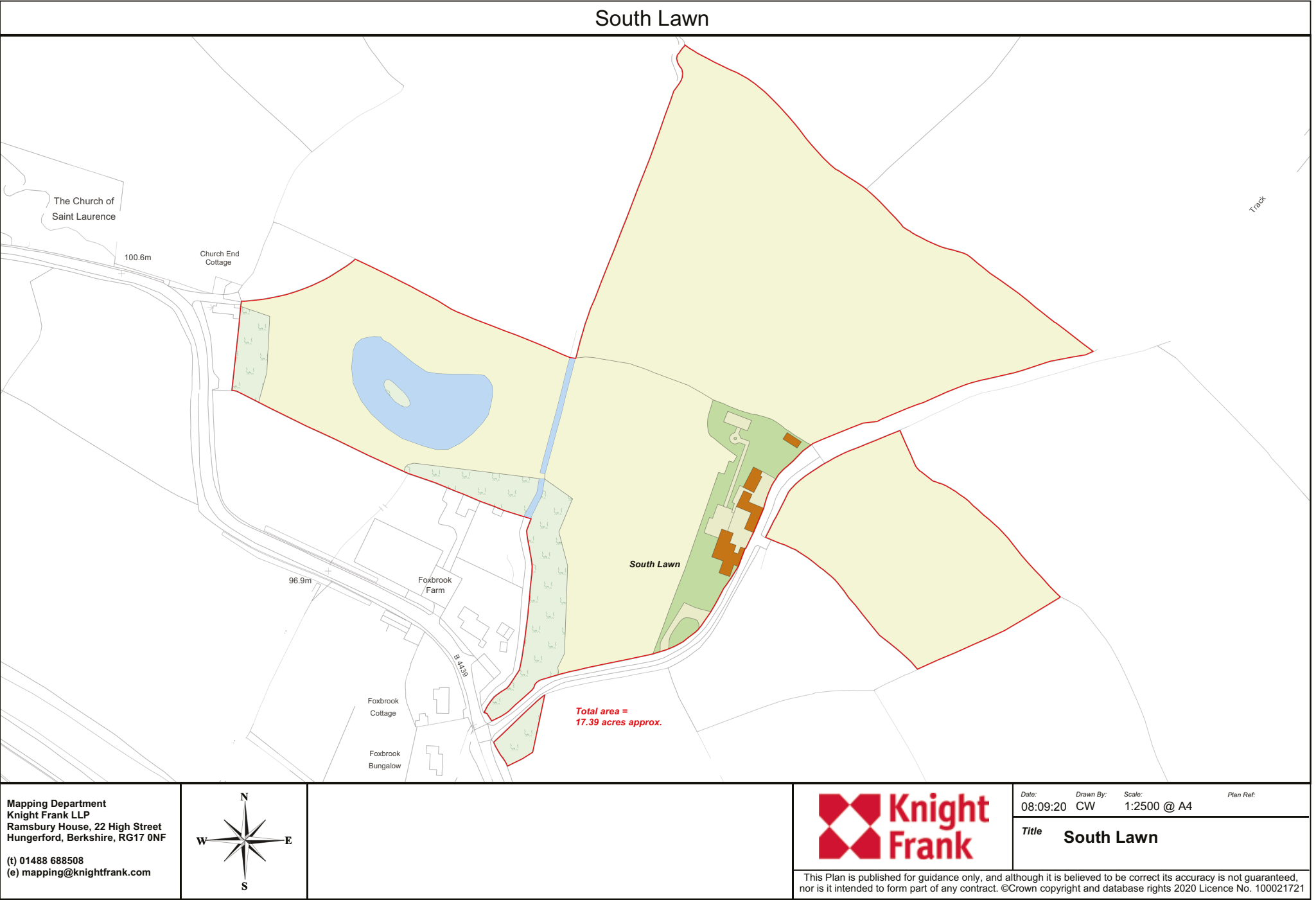
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Date: 07 August 2025  
Our reference: STR012492082

## South Lawn, Old Warwick Road, Rowington, Warwick, CV35 7AA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,250,000.

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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