



# WASPERTON HOUSE

Wasperton, Warwickshire



# A GRADE II LISTED GEORGIAN COUNTRY HOUSE WITH AN ARRAY OF OUTBUILDINGS AND EXPANSIVE GARDEN.

## Summary of accommodation

Reception hall | Dining room | Drawing room | Garden room | Kitchen/breakfast room | Family room | Study | Utility room | Cloakroom | Cellar

Principal bedroom with en suite bathroom, dressing room and terrace | Seven further bedrooms suites

**Outbuildings:** Triple garage with studio above | Eight stables | Tack room | Rug room | Double garages | Indoor arena | Office space | Manège

**Garden & Grounds:** Well stocked garden | Extensive lawns | Outdoor entertaining area | Swimming pool | Mature trees & hedging

**In all approximately 7.36 acres**

**Distances:** M40 (J15) 2.5 miles, Leamington Spa 7 miles, Stratford-upon-Avon 7 miles, Warwick 5 miles  
Birmingham Airport 20 miles, Warwick Station 5 miles (London Marylebone 90 minutes), London 95 miles  
(All distances and times are approximate)

## LOCATION

Wasperton House is set in the heart of Wasperton, a small and peaceful Warwickshire village centred around an attractive early parish church and a quiet no-through road. The surrounding countryside is criss-crossed with bridleways and footpaths, offering superb riding and walking, with the Cotswolds just a short drive to the south along the historic Roman Fosse Way.

The area is well known for country pursuits, fishing and canoeing on the River Avon, polo at Southam, Rugby, Kirtlington and Cirencester Park, and racing at Cheltenham, Stratford and Warwick. There are several golf courses within easy reach, including Stratford-upon-Avon and Warwick, as well as leisure centres, cinemas, and the world-renowned Royal Shakespeare Theatre in Stratford-upon-Avon.

Local amenities can be found in the nearby village of Barford (1.5 miles), which has a village store for everyday needs. Stratford-upon-Avon and Royal Leamington Spa both offer excellent shopping, dining, and cultural attractions.

Schooling in the area is outstanding, with primary schools in Barford and Wellesbourne, and a strong selection of state, grammar, and independent schools, including Warwick Prep, Warwick Boys School, King's High School for Girls, The Croft Prep, Kingsley School for Girls, and Arnold Lodge Prep School.

The property enjoys excellent transport links, with the M40 (J15) nearby providing access to the M5, M6, and M42, and fast rail connections to London and Birmingham from Warwick Parkway.





## WASPERTON HOUSE

Wasperton House is a distinguished Grade II listed property, with origins believed to date back to the 17th century. Additions were made in the 18th and early 19th centuries, with the second floor added in 1840. Built of coloured brick with elegant stone quoins to the ground and first floors, the house is topped with a traditional low-pitched slate roof.

Over the centuries, Wasperton House has been home to several notable residents, including Captain William Parker, Admiral of the Fleet from 1815 to 1820, adding to its rich historical significance.

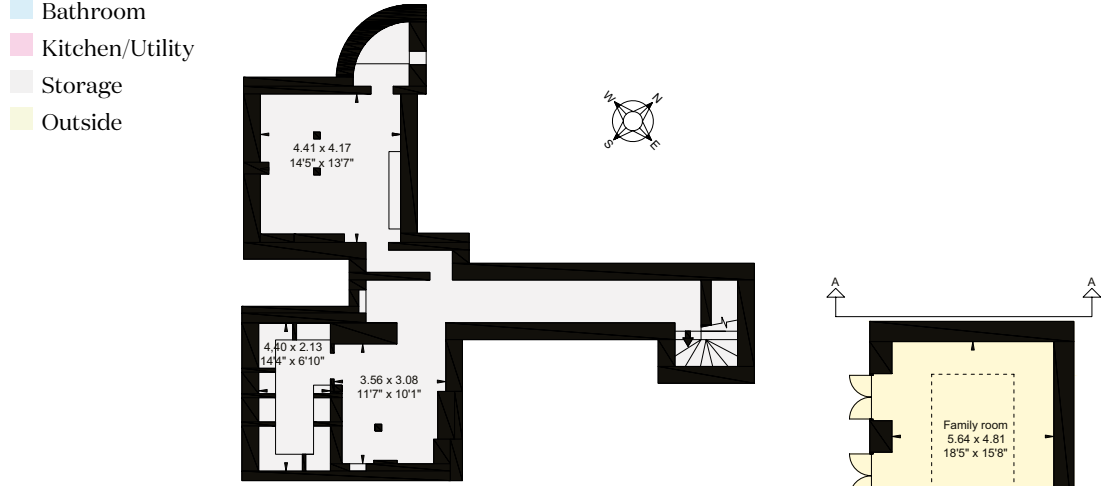
Under its current ownership, Wasperton House has been completely transformed, combining modern comfort with the charm of its period features and exceptional room proportions. The ground floor showcases beautiful stone floors and large sash windows in every room, flooding the interior with natural light. Original details have been meticulously preserved, including a wood-panelled sitting room and study, striking marble fireplaces, and fine parquet flooring.



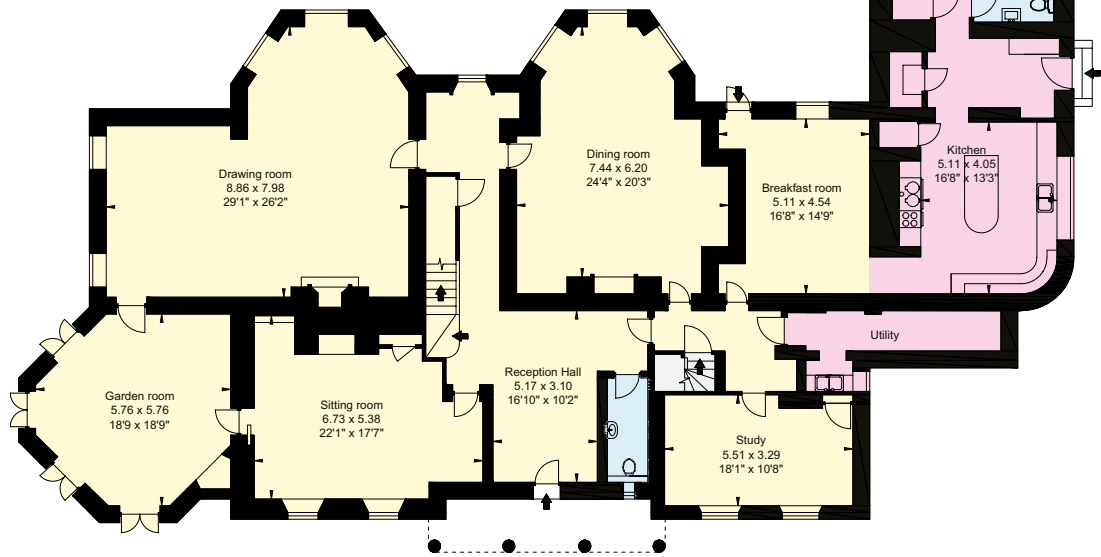




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

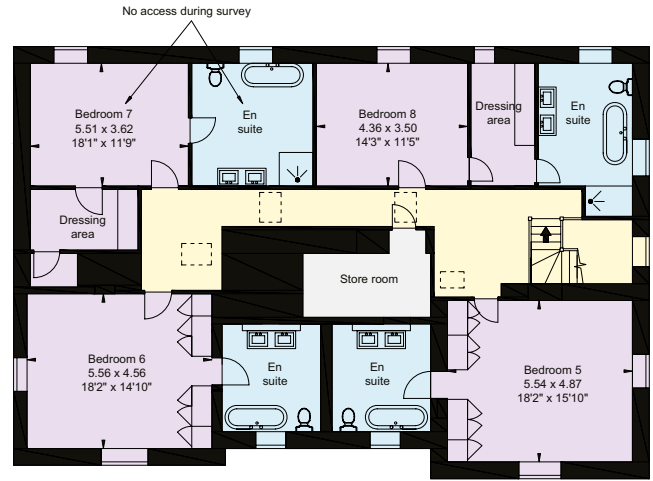


Cellar

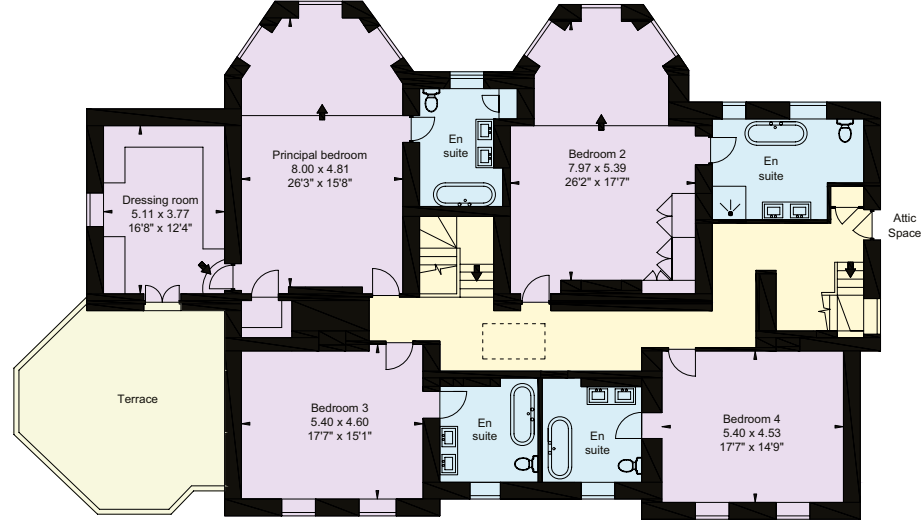


Ground Floor

Approximate Gross Internal Area  
House: 878 sq m (9,451 sq ft)



Second Floor



First Floor

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 grand proportions continue with an exceptional principal bedroom suite, complete with a dressing room, en suite bathroom, and doors opening onto a private terrace. There are a further seven bedrooms, each with its own en suite, two of which, located on the top floor also feature their own dressing areas.



# OUTBUILDINGS

Wasperton House is complemented by an extensive range of outbuildings, including a charming stable yard currently used for storage, with an office space above. The yard could easily be reinstated for equestrian use, while the office offers potential for conversion into staff accommodation or, subject to the necessary planning permissions, a separate dwelling.

Opposite the main house is a triple garage with a studio above, providing further versatile space. On the left-hand side of the driveway is an impressive indoor arena (27m x 57m), which, while ideal for equestrian use, could also be adapted for a variety of purposes such as classic car storage or an indoor sports hall, depending on the buyer’s requirements.



# GARDEN & GROUNDS

Predominantly laid to lawn, the gardens are complemented by a variety of mature trees and hedging, providing excellent privacy. The grounds also feature a swimming pool and hot tub, both set within a walled enclosure, alongside an impressive driveway that enhances the property’s grand approach.

# PROPERTY INFORMATION

### Services

**House:** Mains gas, water and electricity. Septic tank. Gas AGA. ADT alarm.

**Pool:** Air source heat pump.

**Fixtures & Fittings:** All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

**Local Authority:** Stratford on Avon District Council: 01789 267575.

**EPC Rating:** E

**Council Tax:** Band H

**Rights of Way:** There is no public footpath and bridleway over the land.

**Listing:** The property is Grade II listed.

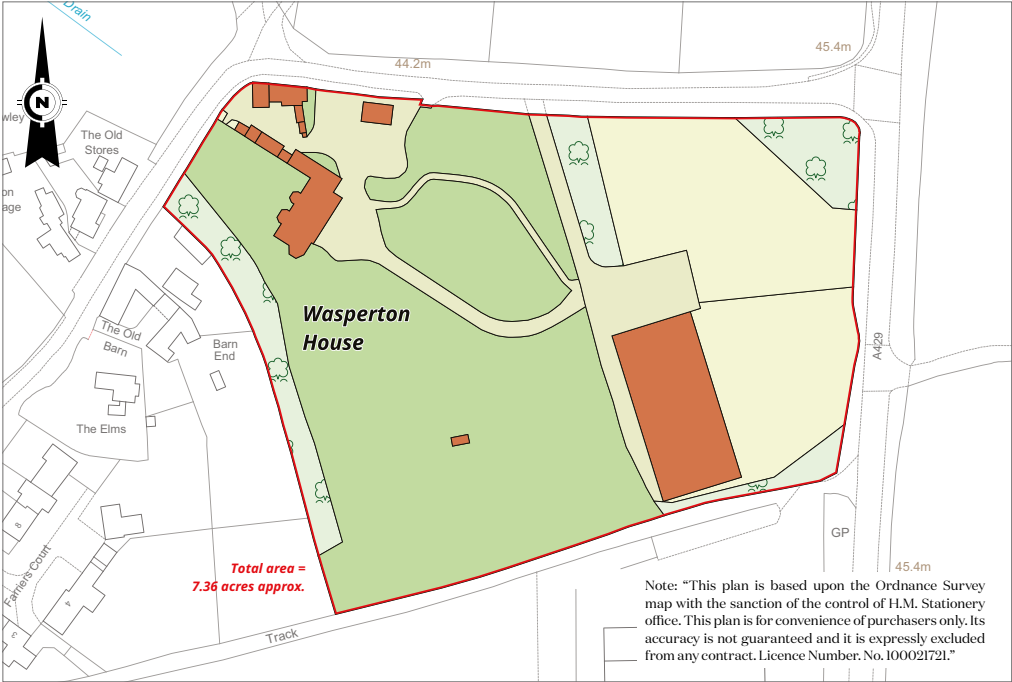
**Viewing:** Strictly by prior appointment with sole agents Knight Frank.

### Directions

**Postcode:** CV35 8EB

**what3words:** ///marginal.conducted.subsystem





James Way  
01789 297735  
james.way@knightfrank.com

**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway, Stratford-upon-Avon  
Warwickshire, CV37 6YX

Jamie Robson  
020 7861 1549  
jamie.robson@knightfrank.com

**Knight Frank Country Department**  
55 Baker Street, London  
W1U 8AN



knightfrank.co.uk

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