



PEYTOS CLOSE

Chesterton, Leamington Spa, Warwickshire



A DETACHED HOUSE IN NEED OF IMPROVEMENT IN A LARGE GARDEN.

Beautifully located in a historic location next to St Giles, a fine ancient parish church,
and bordering on to traditional Warwickshire pastureland

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What3words: ///deeds.snapped.rush

Terms: Tenure: Freehold

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

Council Tax Band: F

Acreage: In about 0.35 acre

Services: Mains water and electricity, private drainage system. LPG/Oil-fired central heating.

Fixtures and fittings: The vendor's solicitor will provide a list of fixtures and fittings included and excluded from the sale.

SITUATION

There was a Roman town on the Fosse Way less than a mile from the present village of Chesterton, and this was mentioned in the Domesday Book of 1086.

Peytos Close is at the end of a quiet no-through lane, ideal for walking, riding, or cycling. The surrounding land is a Scheduled Ancient Monument, the site of the former village.

Harbury nearby is well served with amenities, including All Saints Church, primary school, range of shops, public houses, chemist, garage, library, and doctor's surgery. There is a cricket, tennis, and rugby club, Amateur Dramatic Society, and a Historical and Conservation Society.

Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south. There is a range of state, grammar, and private schools in the area to suit most requirements, including Warwick Prep and Public Schools, Kings High School for Girls in Warwick, Arnold Lodge School, and Kingsley School for Girls in Leamington Spa. There is racing at Warwick, Stratford-upon-Avon, and Cheltenham, and a number of golf courses in the area.

M40 (J12) 4 miles (southbound), J15 4 miles (northbound), Leamington Spa 6 miles (Intercity trains to London Marylebone from 60 mins), Warwick 6 miles, Stratford-upon-Avon 11 miles, Rugby 17 miles (Intercity trains to London Euston from 48 mins), Birmingham International Airport 26 miles (all distances and times approximate)





PROPERTY

Since the 1350s, much of the village had been in the possession of the Peyto family, who lived at Chesterton House. Chesterton House was demolished in 1802 after Margaret Peyto, the last of the family, died in 1772 and left her estates to her cousin John Verney of nearby Compton Verney. The cottage is named after the Peyto family. Peytos Close is a detached timber-frame family house in a large garden in an idyllic rural location.

Structural issues have been dealt with by the vendor as well as the roof, wiring, and windows. The property requires extensive refurbishment and modernisation, but will more than justify the investment to create a wonderfully located home in a large garden, adjoining the historic medieval church of St Giles and traditional grassland sloping down to a series of lakes along the river valley.

Built of brick and local stone under a slate roof, there is a timber-clad barn to the front. There is a sitting room with fireplaces and exposed stonework, and a dining room with tiled floor and wood-burner, to either side of the entrance hall, with a kitchen, shelved walk-in pantry, and cloakroom beyond. Store rooms off the sitting room can provide additional accommodation as study or playroom. The kitchen has a quarry tiled floor, built-in cupboards, and fitted kitchen units with a hob, electric oven, sink, plumbing for washing machine and dishwasher, and with French doors to the garden.

To the first floor is a bathroom and six bedrooms, offering scope to provide additional bathrooms as required (subject to any necessary consents). To the first floor are traditional boarded floors, and traditional fireplaces in Bedroom two, three and five. Bedrooms one and two have views of the church.





GARDENS AND GROUNDS

Approached over a cattle grid between mature evergreen trees, the drive slopes up to the barn and parking spaces in front of the house.

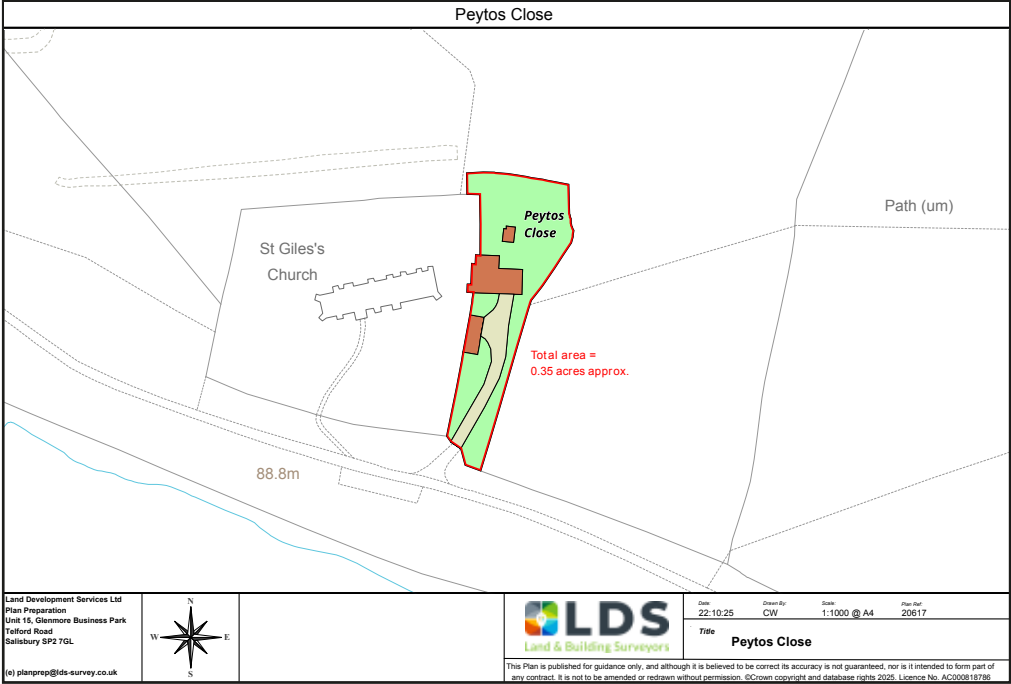
The garden continues to the side of the house to the rear, with mature trees and shrubs including ash, box, and chestnut, former brick privvy providing storage and wood store, and greenhouse in need of repair.

The barn adorned with Virginia creeper, provides garaging and storage.

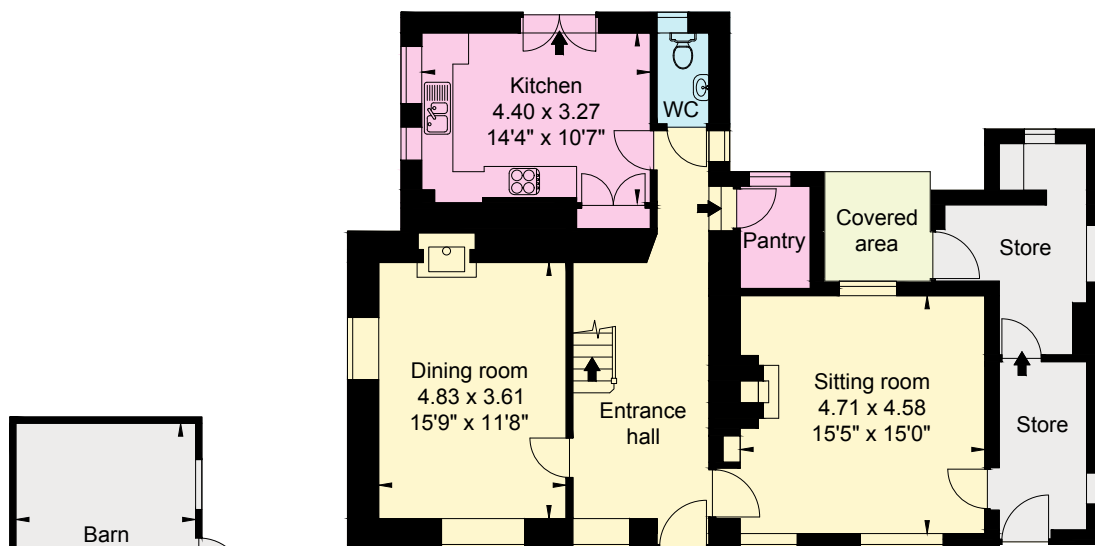
DIRECTIONS (CV33 9LG)

Proceed through the village of Chesterton. The property is situated just beyond the church, surrounded by open fields.

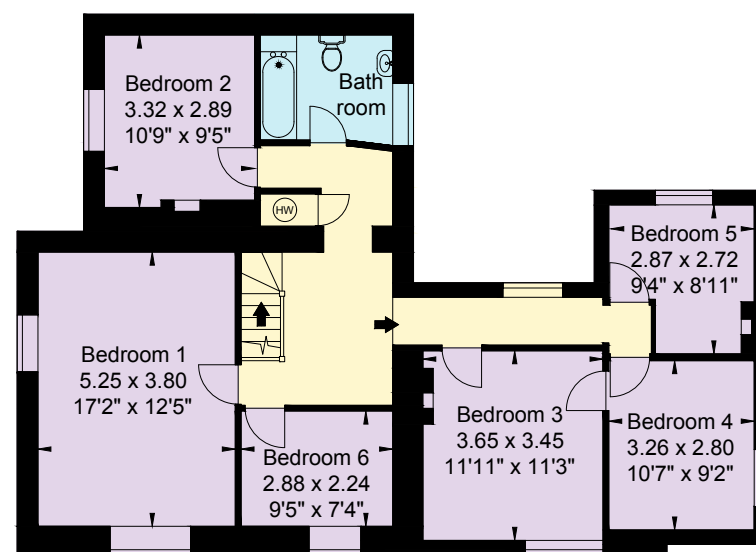




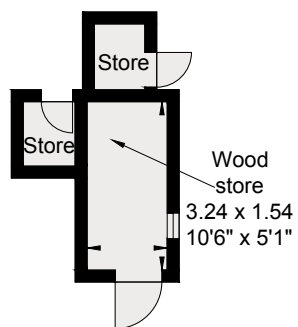
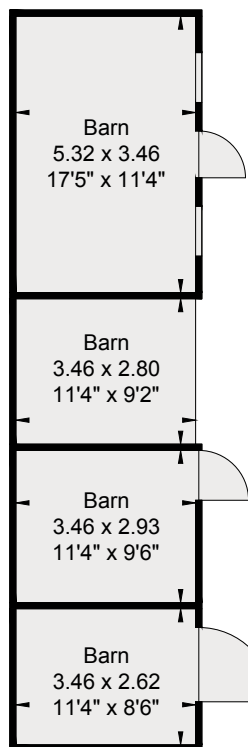




Ground Floor

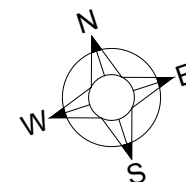


First Floor



Outbuildings

Not shown in actual location / orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 196 sq m (2,111 sq ft)

Outbuildings: 58 sq m (625 sq ft)

Total: 254 sq m (2,736 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.

We would be delighted
to tell you more.

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Date: 12 November 2025
Our reference: STR012459398

Peytos Close, Chesterton, Royal Leamington Spa, CV33 9LG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£750,000**.

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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Yours faithfully



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