



THE OLD HOUSE

Luddington, Stratford-upon-Avon, Warwickshire



AN ATTRACTIVE AND IMMACULATELY PRESENTED DETACHED HOUSE SITUATED IN THE SOUGHT AFTER VILLAGE OF LUDDINGTON

with a private driveway, immaculately landscaped gardens and delightful open countryside views



5/6



4



4

EPC

F

Services: Mains electricity, water and drainage are connected to the property. Oil central heating.

Fibre broadband is connected to the property.

What3words: ///cost.attitudes.quietest

Tenure: Freehold.

Local Authority: Stratford-on-Avon District Council.

Council Tax Band: G

Viewing: By prior appointment only with the agents.



SITUATION

Luddington is a pretty village on the banks of the River Avon, three miles west of Stratford-upon-Avon. Facilities include a 19th-century church, a marina with a 17th-century lock, a village green and a village hall.

Stratford-upon-Avon is internationally renowned for its Shakespearean heritage and theatres. It also provides excellent shopping and recreational facilities, including a superb array of restaurants, shops, bars and dining pubs. The River Avon and the canal offer boating opportunities, and a footpath connects Luddington directly with Stratford-upon-Avon along the river's banks.

The area has a wide selection of state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys and Stratford-upon-Avon Grammar School for Girls, Alcester Grammar School, Warwick Prep and Public Schools and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

Golf is at Welford-on-Avon, The Welcombe at Stratford-upon-Avon and The Warwickshire at Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham..





THE PROPERTY

The Old House is a spacious and immaculately presented Grade II detached house situated in an idyllic, rural setting with open countryside views in the village conservation area. The property benefits from many period features, including original flagstone floors and inglenook fireplaces on the ground floor and exposed timber beams and doors throughout. The Old House has been sympathetically extended and refurbished over time and effortlessly blends traditional character and charm with modern-day living.

The front door opens to a characterful entrance hall with a beautiful feature fireplace housing a wood-burning stove. Steps on the left rise to a magnificent, triple-aspect drawing room with a vaulted ceiling and glazed double doors opening to a south-facing garden. A door opens to a spacious kitchen/breakfast/family room, which benefits from a Harvey Jones kitchen, electric oven and hob, and a green AGA. The kitchen flows into the spacious sitting area, which benefits from glazed double doors opening to a delightful patio area and offers spectacular views of the mature garden and field beyond. This continues to the dining area, which also benefits from glazed double doors and a large roof lantern above the dining table, flooding the room with natural light. Double doors open to an elegant dining room with a feature fireplace and space for a large dining table. The ground floor further extends to a generous study with glazed double doors opening to the patio and the garden, a cosy sitting room complete with a wood-burning stove, a spacious laundry and boot room with an array of bespoke cupboards and an external door, and a modern shower room.

Stairs from the hallway rise to a bright and airy first-floor landing, which provides access to an impressive Principal bedroom, complete with a modern en suite bath room and built-in wardrobes. The bedroom has delightful views of the south-facing front garden. The first-floor accommodation extends to two further bedrooms, both of which are served by the spacious family bathroom.

The staircase continues to rise to the second floor, which benefits from original exposed roof truss timbers and comprises three further bedrooms, one of which is currently used as a dressing room, and a shower room. All of the bedrooms offer a different aspect of the delightful gardens and countryside beyond.







OUTSIDE

Externally, the property is accessed by a private gravel driveway with ample parking space for a number of cars.

The property sits in the centre of its plot, with delightful front and rear gardens. The gardens are a particular feature of the property; they are principally lawned with a scattering of mature trees, decorative hedging and well-stocked herbaceous flower beds and hedges to the perimeter.

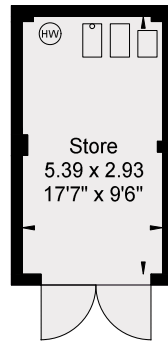
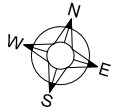
The rear garden is spacious, beautifully landscaped and offers complete privacy and seclusion. A stone-paved patio sits beneath a timber pergola with climbing roses and vines, and provides a wonderful space for outdoor entertaining, with space for a dining table. The northern boundary is fenced by a wrought iron fence, and hedging in part, which separates the garden from the pastureland beyond.

The outbuildings extend to a garden store.

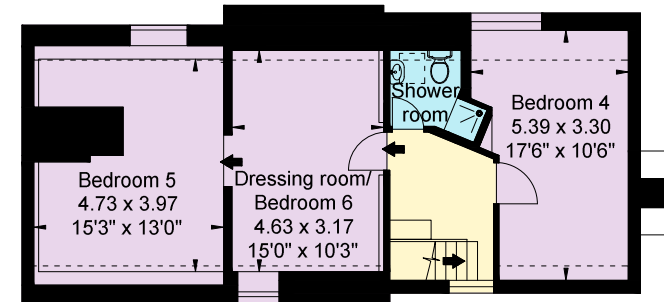
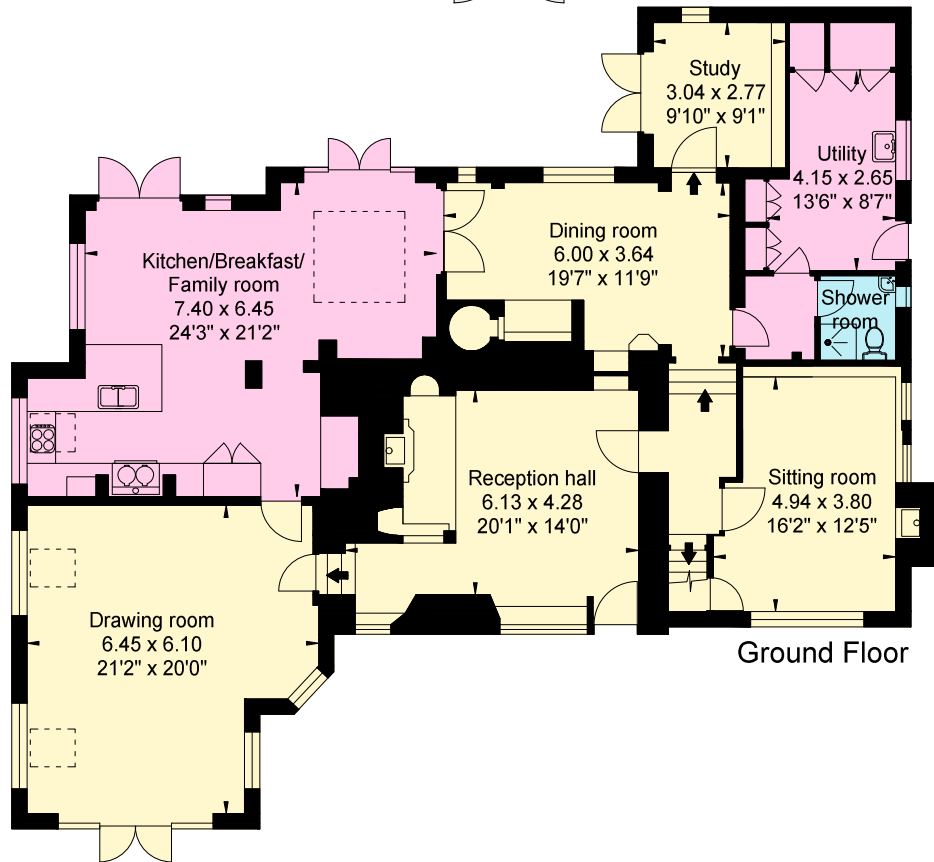




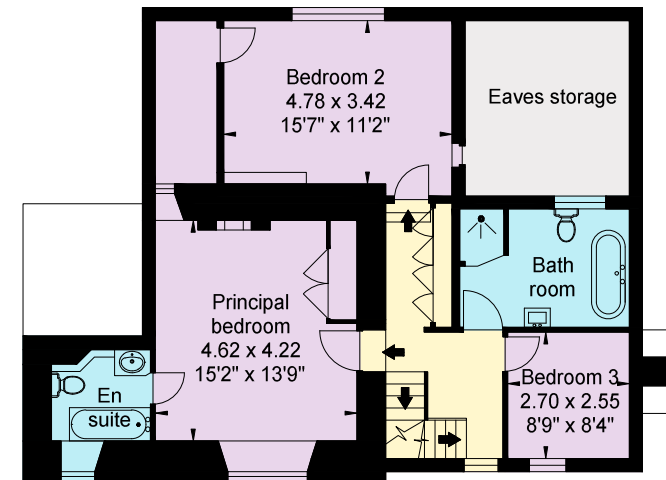




Outbuilding
Not shown in
actual location /
orientation



Denotes restricted
head height



APPROXIMATE GROSS INTERNAL FLOOR AREA

House: 332 sq m (3,575 sq ft)

Outbuilding: 16 sq m (170 sq ft)

Total: 348 sq m (3,745 sq ft)

inc. restricted head height / Exc. Eaves

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.

Evey Hadley
01789 206964
evey.hadley@knightfrank.com

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

James Way
01789 206950
james.way@knightfrank.com

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

knightfrank.co.uk

Your partners in property

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 July 2025. Photographs and videos dated June 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.



Date: 05 August 2025
Our reference: STR012519313

The Old House, Luddington, Stratford-upon-Avon, CV37 9SJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,700,000**.

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.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature of "Knight Frank" in black ink.

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789 206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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

Your partners in property

V4.3 Sep 24