



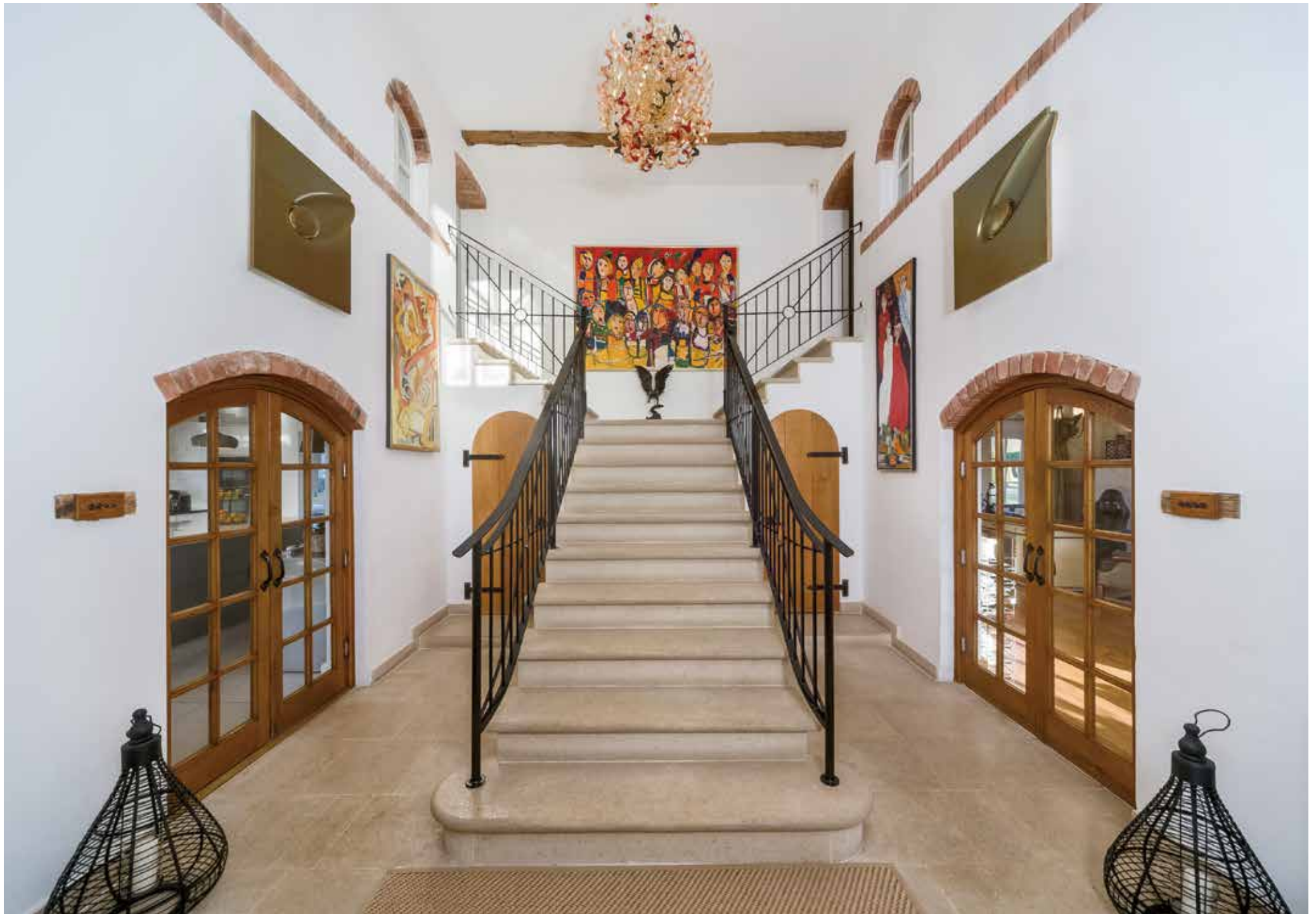
Langley Grounds  
390 Birmingham Road | Stratford-upon-Avon | Warwickshire | CV37 0RE

FINE & COUNTRY

# LANGLEY GROUNDS

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An exquisite family home with converted barn and garaging set in two acres of beautiful gardens and grounds with superb views on the outskirts of Stratford-upon-Avon.



Ground floor.  
Finished to an immaculate standard with quality fittings throughout.

A stunning vaulted reception hall with flagstone flooring and stone staircase.

The beautifully fitted kitchen/breakfast room features a huge centre island with Gaggenau appliances. There is an Aga and Aga Companion, additional ovens, fridge, freezer and wine fridge. The orangery is used as the dining room with glazed roof and bi-fold doors to the patios and garden beyond.

The superb drawing room has a full height window to the rear and an inglenook fireplace. A separate sitting room benefits from a woodburning stove and patio doors.

In the hall is a cloakroom and coats room.  
The flooring downstairs is stone, tile and timber throughout with underfloor heating in some areas.

















First floor.

The master suite. An amazing bedroom with gable end and full height window providing superb views. Including a full luxurious bathroom and dressing room. There are two further bedrooms both with en-suites.

Second floor.

Three further bedrooms, one with an en-suite, and a family bathroom. One currently used as a study. There is also a useful box room.







## The Barn.

Fabulous, detached brick and slate barn. The ground floor, with an underfloor heated oak floor and part vaulted, is currently an entertainment/cinema room with a bar and sink, acoustic tiled ceiling, large full-height window and exposed brickwork. The open-tread oak and steel staircase rises to the first floor with exposed timbers and w/c.

This would also make great office space or additional accommodation.

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Outside

Electric gates open to a sweeping drive with ample parking leading to the detached garage.

Beautiful patios and gardens surround the home with open views beyond.



There is a detached gym building with bi-fold doors and a covered veranda.

In all two acres.









# LOCATION

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The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.

On the outskirts of Stratford-upon-Avon approximately 1.5 miles from the town centre.

Stratford Parkway is close to the property as is the A46 giving access to the motorway network.

(All times and distances are approximate)





**Services**

Mains drainage, water and electricity.  
Oil tank for the house and gas tanks to the barn.

**Local Authority**

Stratford-on-Avon District Council.  
Council Tax Band: H

Property Tenure: Freehold

**Mobile phone coverage.**

4G and 5G signal is available in the area. We advise you to check with your provider.

**Broadband availability.**

Ultrafast may be available in the area. We advise you to check with providers.

**Viewing Arrangements**

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

**Website**

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

**Directions**

From the centre of Stratford-upon-Avon proceed northwest on the Birmingham Road. After approximately 1.5 miles Langley Grounds will be on your right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Main House = 494.80 sq m / 5326 sq ft  
 The Barn = 172.47 sq m / 1856 sq ft  
 Gym = 27.69 sq m / 298 sq ft  
 Garage = 50.44 sq m / 543 sq ft  
 Total Area = 745.40 sq m / 8023 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.11.2023







NIGEL PLASKETT  
PARTNER AGENT

Fine & Country Stratford upon Avon  
01789 332 600 | M: 07807 392202  
email: [nigel.plaskett@fineandcountry.com](mailto:nigel.plaskett@fineandcountry.com)

Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



*We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1789 332 600  
stratford@fineandcountry.com  
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

