



The Garden House
Compton Verney | Warwick | Warwickshire | CV35 9HJ

Fabulous country residence set in a conservation area overlooking the grounds of Compton Verney House with private walled gardens surrounding the home.

Accommodation Summary

This lovely period family home is full of charm and character with original flagstone and terracotta flooring, solid wood doors, exposed timbers and fireplaces.

The welcoming reception hall makes a super additional living room with its inglenook fireplace and wood burning stove. The kitchen/breakfast room opens to the rear and the spacious sitting room, with a beautiful fireplace, enjoys views of the garden from three aspects. There is a separate dining room, also with fireplace, library, with French doors to the garden, boot room and utility room, with w/c.

The main bedroom is on the ground floor with built in wardrobes and a full bathroom.

Upstairs are three further bedrooms and a shower room.

Refurbishment now required.

Planning permission approved to create a fantastic open plan kitchen and living room with large glass doors leading out into the garden.

Reference: 22/01651/LBC

Decision issued: 31.01.2023

Outside

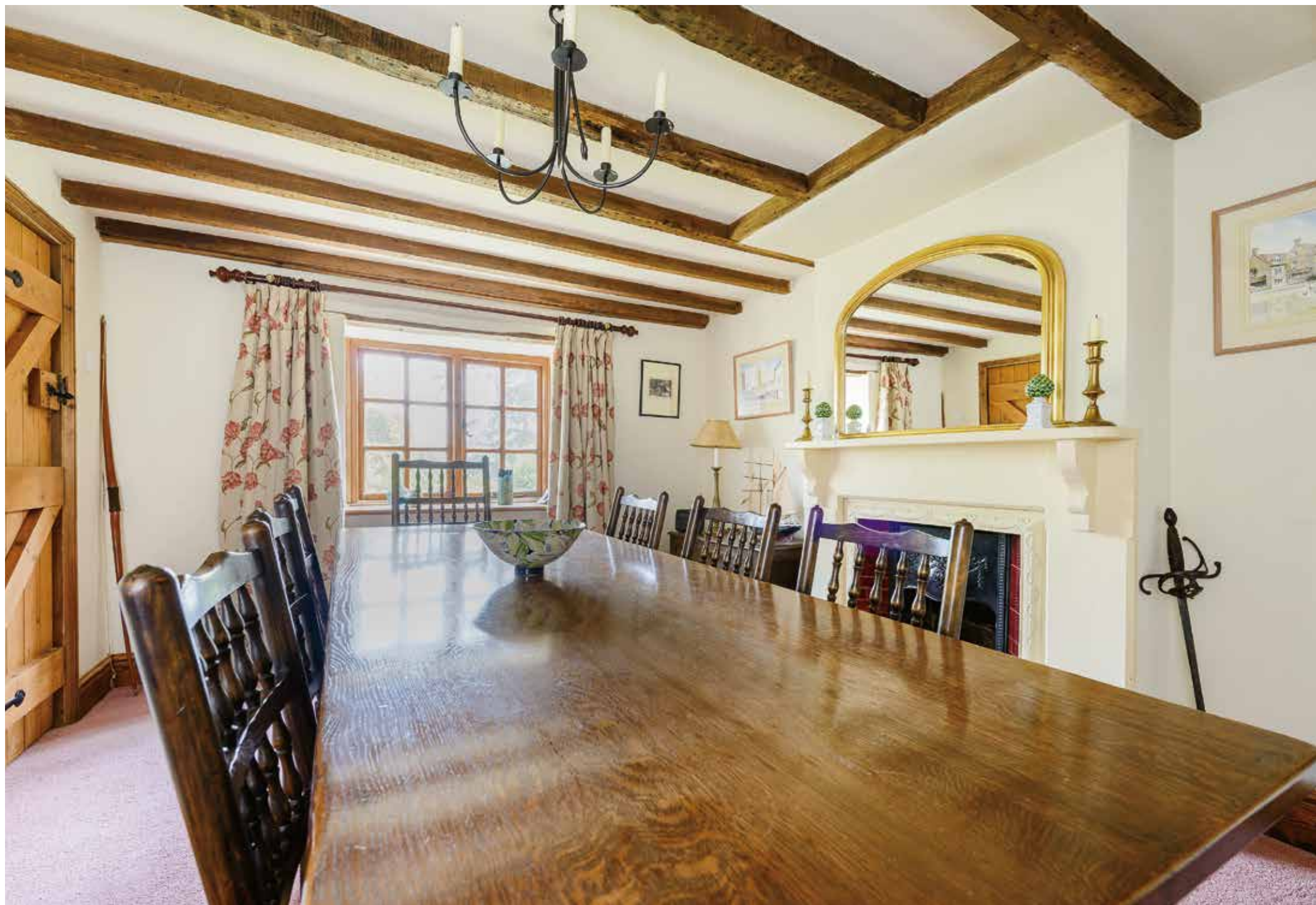
Brick pillars frame the entrance way to a spacious drive with ample parking and a two-bay open garage and workshop. Walled gardens surround the property affording total privacy and lovely views.

There is an original Bothy, woodstore and summerhouse.

In all about 0.71 acres.



















Location

A uniquely special location within the grounds of Compton Verney House, an 18th century country mansion set within 120 acres of beautiful, landscaped parkland. Within two to three miles are the villages of Kineton and Wellesbourne with schools, doctors, dentist, library and a selection of restaurants, pubs and shops. (All times and distances are approximate)

Services

Mains water and electricity.
Oil tank for central heating.
Drainage: Compton Verney private system.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold | EPC E | Tax band F.

Listed building: Grade II

Mobile Phone Coverage - 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

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

Directions

Between the villages of Wellesbourne and Kineton. Coming down the hill from the Fosse Way Compton Verney is on the left. Take the first entrance and follow the lane past some other properties. Where the road forks keep left up the hill to the end where The Garden House sits.



The Garden House, Compton Verney, Warwickshire

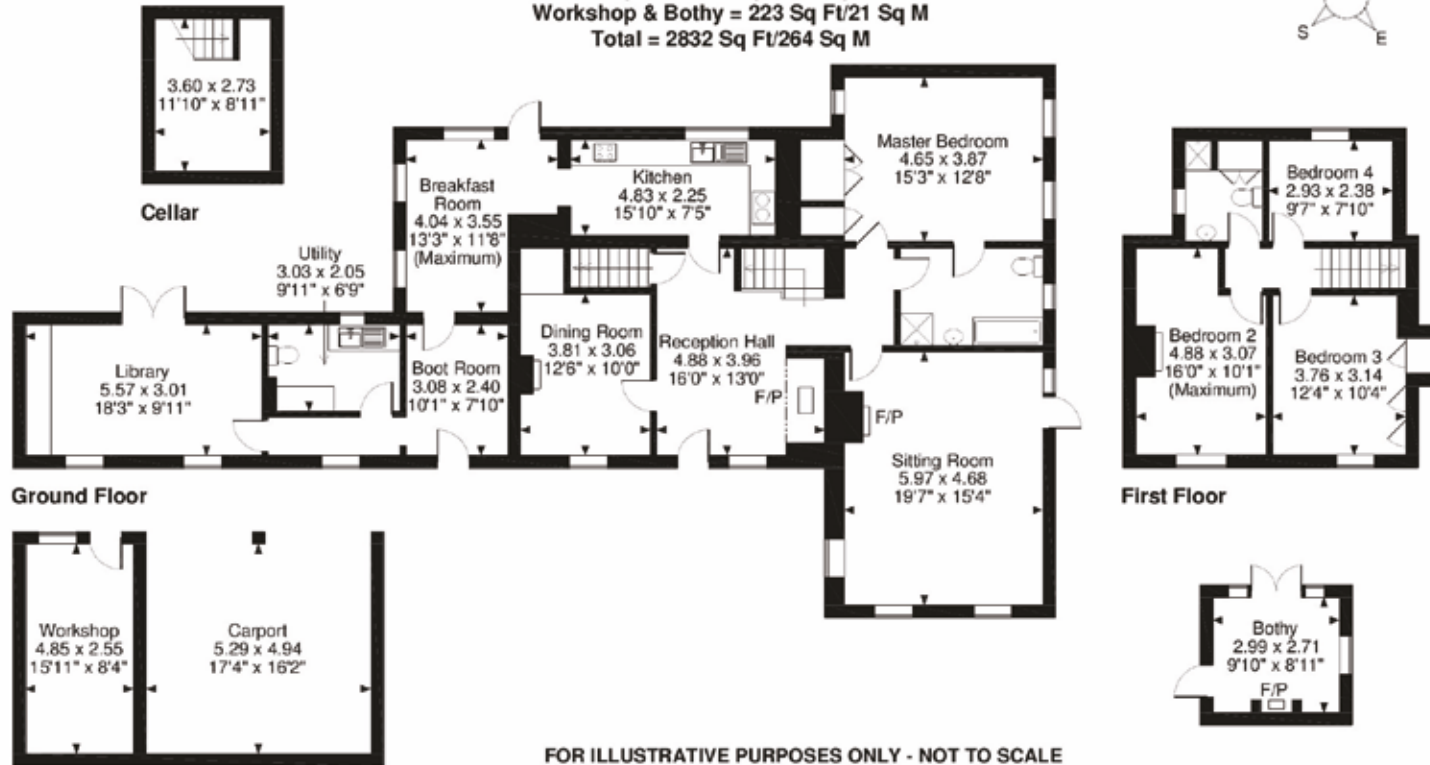
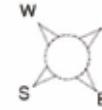
Approximate Gross Internal Area

Main House = 2328 Sq Ft/217 Sq M

Carport = 281 Sq Ft/26 Sq M

Workshop & Bothy = 223 Sq Ft/21 Sq M

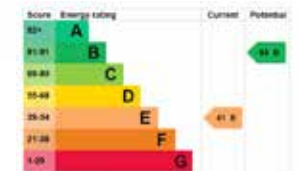
Total = 2832 Sq Ft/264 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed



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