



Court Leys
Kissing Tree Way | Alveston | Stratford-upon-Avon | CV37 7QT

FINE & COUNTRY

COURT LEYS

Splendid family home set in close to 1.5 acres of private secluded gardens in a delightful village.



Accommodation Summary

Wonderfully unique home providing extensive accommodation with features such as stone flooring, vaulted ceilings, and exposed brick and timber. A central courtyard, and numerous windows, doors and glass walls allow masses of light to flood in from all sides while offering views of the beautiful gardens.

From the entrance hall with vaulted ceiling and glass wall you can access all the main living accommodation surrounding the central courtyard.

A simply stunning kitchen/family/breakfast room with underfloor heating throughout. Beautifully fitted with a large central island, double Wolf range with hotplates and gas rings, plate warmer, coffee machine, steamer, microwave and double fridge. Doors to the garden at one end and double doors to the dining room at the other. Access to a fully fitted utility room and separate boot room.

The expansive drawing room has an open fireplace, doors to the garden and a double height ceiling. Next door is the study/office.

In the east wing is a ground floor bedroom, bathroom and sixth bedroom, currently set up as a Pilates studio. The conservatory adjoins. There are three downstairs cloakrooms and a gardener's toilet.

On the first floor are four bedrooms. The principal suite with balcony, dressing area and luxurious bathroom. Two bedrooms with balconies and en-suites and a separate shower room.

There is also a games area. Underfloor heating through most.









Seller Insight

“ Set within the heart of a highly desirable and picturesque village, this remarkable home offers a rare opportunity to enjoy sophisticated countryside living without compromise. Architecturally designed with a distinctive 1970s flair, the house stands apart from more traditional properties, offering a striking blend of character, space, and versatility. From the moment you step inside, the uniqueness of this home is palpable—its double-height wooden ceilings, internal exposed brickwork, and gallery-style layout evoke a sense of effortless style and comfort. The property wraps elegantly around two internal courtyards, creating a harmonious flow between indoor and outdoor living that feels both luxurious and welcoming.

The beautifully landscaped gardens provide a tranquil backdrop and a sense of calm that envelops the home. Whether enjoying evening drinks in the sun-drenched courtyard, entertaining on the expansive lawn, or watching wildlife from the kitchen window, every corner of the outdoor space has been thoughtfully enjoyed. The three balconies also offer elevated views over the garden—perfect for soaking in the last of the sunset with a glass of wine in hand.

Inside, the house is designed for both entertaining and relaxation. From festive Christmas parties to summer barbecues, the spacious open-plan kitchen and dining areas, as well as the ability to open up rooms for larger gatherings, have made this a much-loved setting for hosting family and friends. The lounge, with its roaring open fire, becomes a cosy retreat in winter, while the bright kitchen and informal dining space invite laughter and conversation year-round.

Practical as well as beautiful, the home has been enhanced with modernised en suites, updated gas boilers, and transformed spaces such as a bespoke Pilates room. The layout offers flexible living, ideal for home working or extended family stays, all supported by excellent broadband connectivity.

Beyond the gates, the welcoming village of Alveston adds yet more charm, with a strong community spirit, local events, two popular pubs, and access to scenic walks and nearby sports facilities. Families are well catered for with a choice of top schools in Stratford, Warwick, and the nearby village, plus excellent transport links to the M40 and Warwick Parkway.

For those seeking a lifestyle that balances beauty, connection, and comfort, this exceptional home promises something truly special.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

Gates open to a sweeping drive with ample parking in front of the double garage.

Beautiful gardens and patios surround the home providing complete privacy and tranquillity.

A stunning plot of approximately 1.31 acres.







LOCATION

In the centre of Alveston, a delightful village just outside Stratford-upon-Avon.

There are no through roads, so it's very quiet and peaceful.

5-minute walk to Baraset Barn and The Ferry public houses and restaurants.

Bus pick up point approximately 5 minutes walk for Warwick schools.

Stratford-Upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is an excellent choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.



**Services**

Mains drainage, water, gas and electricity.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold

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

From the Wellesbourne Road turn onto Church Lane, then right onto Kissing Tree Way. Court Leys is first on your left.

COURT LEYS, KISSING TREE WAY, ALVESTON, STRATFORD-UPON-AVON



GROUND FLOOR



CELLAR



FIRST FLOOR

GROSS INTERNAL AREA: 5886 sq ft, 547m²
 CELLAR: 171 sq ft, 16m²
 OPEN TO BELOW & LOW CEILINGS: 175 sq ft, 16m²
 GARAGE: 465 sq ft, 43m²
 BALCONY: 164 sq ft, 15m²
 TOTAL AREA: 6861 sq ft, 637m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

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 15.04.2025







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I have close to fifteen years experience working with Fine & Country in the Warwickshire area and so have a great knowledge of the local upper quartile property market. This experience and knowledge assures homeowners receive exceptional marketing and ultimately the best possible price for their homes. I also support the Fine & Country Foundation, helping the homeless and less fortunate.

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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

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