



The Old Vicarage
Church Road | Wilmcote | Stratford upon Avon | CV37 9XD

THE OLD VICARAGE

A magnificent Grade II period property set in the heart of Wilmcote with six large double bedrooms, dressing room, en suite, family bathroom, three stunning reception rooms, a chapel, kitchen, utility room, office and shower room. Set in just under an acre of southwest facing garden with ample parking and garage. This beautiful family home has a versatile floor plan and combines modern day living with history.



THE OLD
VICARAGE

Ground Floor

An arched wooden front door leads into the hall that spans the width and breath of the house. Wooden flooring runs throughout the house and all the arched windows are set into stone surrounds. The sitting room is a substantial room with patio doors leading into the garden and a large window facing the front garden. The focal point in the room is a wood burner set in a marble surround with glass doors. The dining room is well proportioned and offers excellent entertaining space. The office has an open fire, built-in storage and delightful views of the front garden. The drawing room is a beautiful room with windows on all three sides that retain the original shutters and window seats and there is a magnificent open fire set in a marble stone surround. The kitchen spans from the front to the rear of the property with windows at either end and has ample built in storage, a Smeg oven, five ring gas hob, Belfast sink and large island. Set into the fireplace is the original cast iron fire with bread oven. The utility room has the original flag stone floor, further built in storage, plumbing, sink and door to the front and rear garden. The downstairs shower room has a shower, basin and W.C.









Seller Insight

“We've lived in this home for 12 years and owned it for 14,” says the current owner. “What first drew us here was the majestic character of the house and the large, peaceful garden – it felt like a hidden retreat, yet it's so close to town and local amenities.”

This balance of privacy and convenience is one of the many reasons the owners fell in love with the property. “The tranquillity is unmatched. Every room offers a beautiful view, and the house is filled with expansive, light-filled living spaces.”

Certain rooms hold a special place in the owner's heart. “The Chapel is a standout – the stained-glass window is visible all the way from the hallway, and it's simply breathtaking. The Family Room, with its grand fireplace and detailed stone windows, is a truly atmospheric space. I also adore the view from the entrance, looking up to the beautiful stone staircase and the welcoming arched window.”

The home's setting enhances the charm. “In winter and spring, you can see sheep grazing in the field from the side patio. There's also a lovely view of the church from the back garden and stunning sunsets over the church cross from both the side and rear gardens.”

Outside, the grounds are thoughtfully zoned for different moods and occasions. “There's a sunken firepit and a brick-built BBQ, perfect for Bonfire Night and summer parties. The back patio with a hot tub is private and serene, offering amazing countryside views. We've hosted birthday parties with bouncy castles, BBQs, and even gatherings with up to 40 guests. The front drive fits plenty of cars – perfect for entertaining.”

The house itself is steeped in history, but has been thoughtfully restored. “My late husband and I spent nearly two years renovating the house before we moved in. Everything was updated – heating, plumbing, electricity, kitchen, bathrooms, and even the roof. We modernised it while preserving its historical charm.”

The restoration wasn't just practical – it was deeply personal. “This house is our dream home. We brought it back to life with love and care, blending modern comfort with period elegance. It's where we started our life together, and it will always be part of us.”

The surrounding village adds even more to the lifestyle. “There's a strong community spirit here. The village hosts everything from Bonfire Night and Beer Festivals to quiz nights, relays, and even a Village Ball. The school, church, and Mary Arden's Farm work together to keep the village vibrant and welcoming.”

Location is another key strength. “The primary school is just a minute's walk away. There's a charming local pub and shop in the village, and Stratford-upon-Avon is just 10 minutes by car or 25 minutes by bike along the canal. The village train station – a 10-minute walk – connects you directly to London, Birmingham, and Stratford.”

For those considering life in this remarkable home, the owner offers this advice: “It's a privilege to live here. This is a rare, beautiful home with heritage and charm, set in a quintessential English village. It's private and peaceful, yet wonderfully connected to the world beyond.”

*When asked what she'll miss most, the answer is heartfelt: “The views, the peacefulness, the space for celebrations, the stunning architecture – and that feeling of awe every time I pull into the drive. But more than anything, I'll miss the place that's been our family home for over a decade.”**

* 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.







First Floor

There are two staircases leading to the first floor, one from the kitchen, one from the main hallway. The landing is "T" shaped and spans the length and width of the house.

At one end is a beautiful chapel with a magnificent window and two stunning stain glass windows. There is a total of 6 double bedrooms all have the original fireplaces and delightful views of the front or rear garden, some have built in storage. The master suite is a fabulous area with a large double super king bedroom dual aspect windows wooden flooring and leads into a dressing room and into the modern and well-presented en suite. The en suite has as a double shower with rain head, a basin set into a vanity unit and W.C. The family bathroom is exceptionally spacious with a corner jacuzzi bath, a double shower, two basins set into a large vanity unity, bidet and W.C. The landing has plenty of additional storage cupboards.















Outside

There is a long sweeping drive up to the Old Vicarage and at the top of the drive it opens onto a gravelled area with ample parking. The property sits nicely in the centre of the plot with garden on all three sides. The garden is laid mainly to lawn with mature trees and shrubs. A patio and entertainment area is perfectly located at the front of the property and close to the kitchen. To the rear of the property is a leisure area with hot tub. The south/west facing garden is private and secluded with stunning countryside views has ample storage and a garage. There is just under an acre of land.

Location

Wilmcote is in the heart of Shakespeare Country, three miles from Stratford-upon-Avon. The village has an excellent primary school and village shop, an inn and pub, a village hall, sport and social club, parish church and Mary Arden's House, the former home of Shakespeare's mother. There is a railway station with trains to Birmingham and Stratford and links to Intercity trains to London in less than two hours.

Stratford-upon-Avon is internationally famous through 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 a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and 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 and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.









Property Information

Services - The property is connected to mains water, gas, electricity, and drainage.
Mobile Phone Coverage - 4G and 5G mobile phone signal is available in the area.
We advise you to check with your current provider.

Broadband Availability - FTTC Superfast Broadband is available in the area. We advise you to check with your current provider.

Property Notes - The drive is owned by the neighbour and the property has right of access over the drive. Both properties are responsible for any repairs on a 50/50 split. The owner of the neighbouring field has the right of access to their field over the drive to the side of the grounds.

Local Authority - Stratford upon Avon

Construction Type - Standard. Brick and tile.

Tenure: Freehold | Tax Band: H | EPC Exempt

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

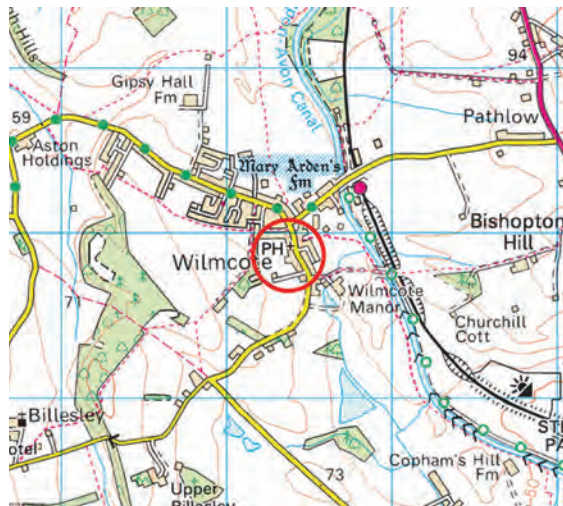
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

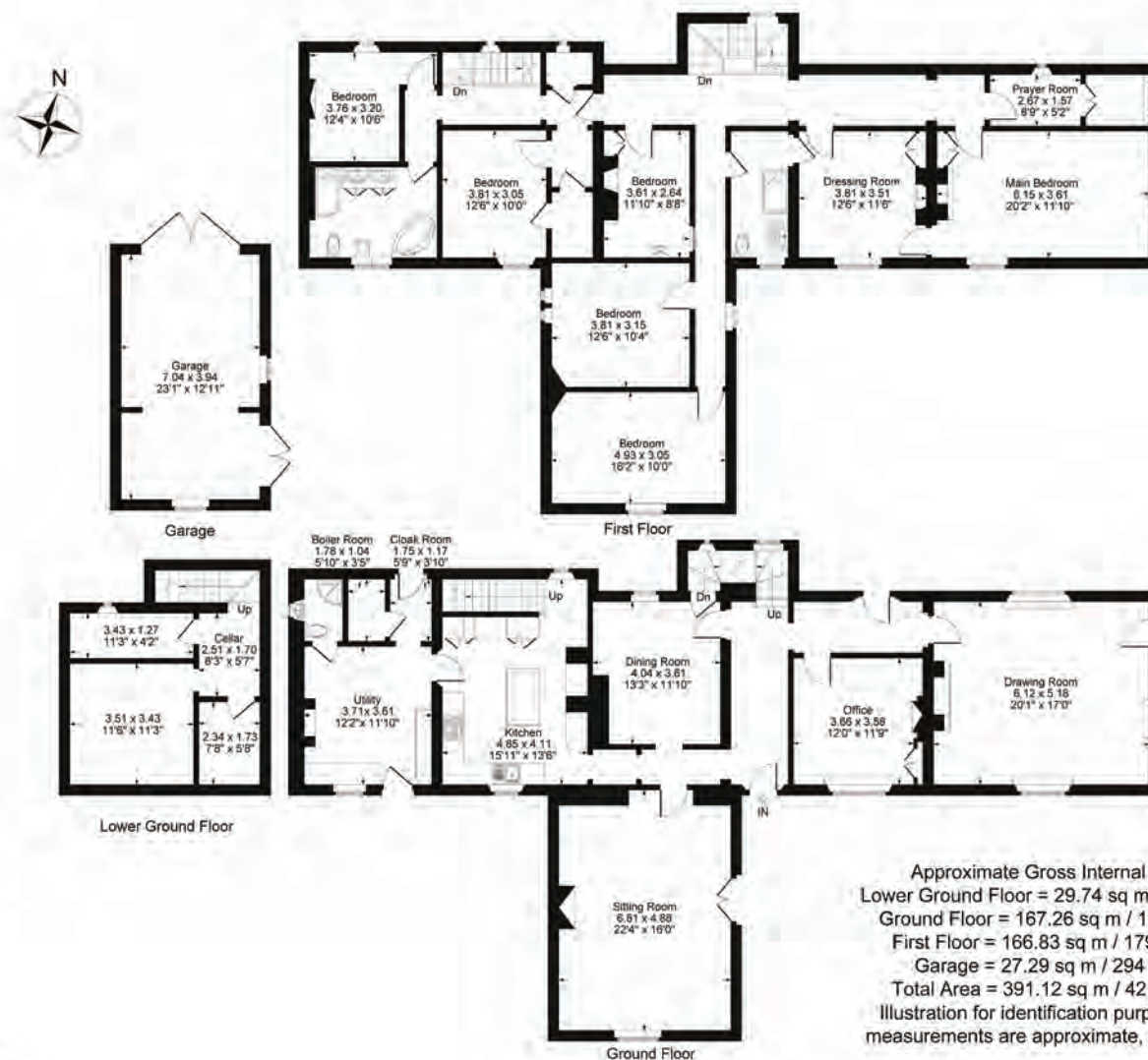
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode to the property is CV37 9XD





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 03.06.2025







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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



“ *I have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.*
24/09/24



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