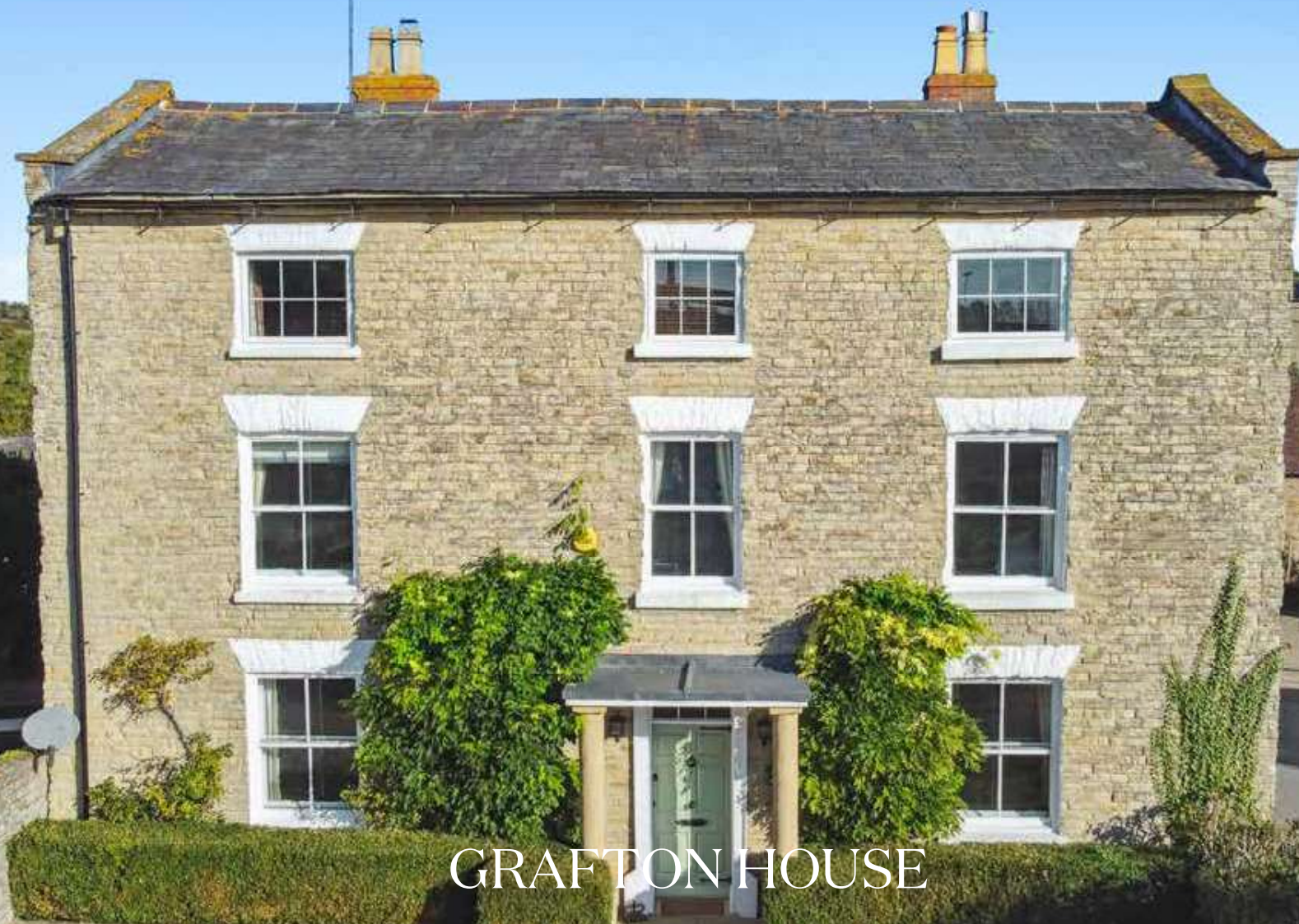




GRAFTON HOUSE

Temple Grafton, Alcester, Warwickshire



A LISTED STONE VILLAGE HOUSE

dating from the mid C19 in the sought-after village of Temple Grafton,
with a detached double garage and west-facing garden.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Grafton House is prominently situated in an idyllic village location in the heart of Temple Grafton, which has an association with the Crusader Knights Templar, after whom the village takes its name. Many scholars believe it to be the place where William Shakespeare married Anne Hathaway. Situated in Warwickshire's rolling countryside with a variety of brick and stone houses and cottages, the village has a sought-after primary school, parish church, two public houses, a village hall and bus service. Day-to-day facilities are available in nearby Bidford-on-Avon and Alcester, both within about 4 miles. Stratford-upon-Avon has a further range of shopping and recreational facilities, a leisure centre and the Royal Shakespeare Theatre. There are a wide range of private, state and grammar schools in the area to suit most requirements, including Stratford and Alcester Grammar schools, The Croft Prep School, Stratford Prep School and Warwick schools.









There are golf courses at Bidford-on-Avon, Welford-on-Avon and Stratford-upon-Avon and racing at Warwick, Stratford-upon-Avon and Cheltenham. There are bridle paths and footpaths in the local area.

THE PROPERTY

Accessed off a shared private drive to a private gravelled driveway with lias stone walling to the front of the house, providing parking leading to a large detached double garage, with a pillared portico flanked by box hedging with wisteria.

With five-bedroom accommodation extending to over 3,150 square feet, the property has been updated, with improvements made in 2009, including partial rewiring and new doors from the drawing room to the garden and patio. Grafton House retains traditional architectural detail, with a stone and a brick fireplace with wood-burners, exposed beams, cornices, sash and Georgian pane windows, flagstone floors, a stone well with lighting and reinforced glazed cover, useful traditional cellar.







With the two principal reception rooms off the front hall beyond is the traditional kitchen, with a quarry tile floor, AGA, and painted units with integrated appliances, granite and timber worktops, with a further prep kitchen area with hob and ovens, and downstairs cloakroom and a utility closet with plumbing off the snug. There are five generous bedrooms, the principal bedroom with an ensuite shower room, and bathrooms on the first and second floors. One bedroom is currently used as an office.

Gardens and grounds

Private parking and double garage to the front, and courtyard to the rear. The secluded garden with a brick boundary wall and roadside hedge is to the west side of the house. Accessed off the drawing room, with a flagstone patio with flower and shrub beds and steps up to the lawned garden with south-facing herbaceous borders, with a pond at the far end with decking and seating area, shaded by shrubs and a purple-leaf maple







Services

Mains electricity, water and drainage are connected to the property. Telephone and broadband with fibre to the premises. Oil-fired central heating and LPG-fired AGA

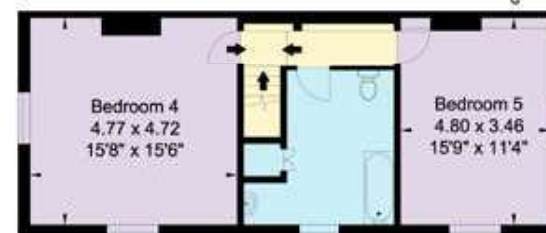
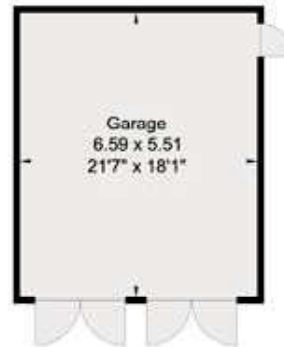
Directions B49 6NS

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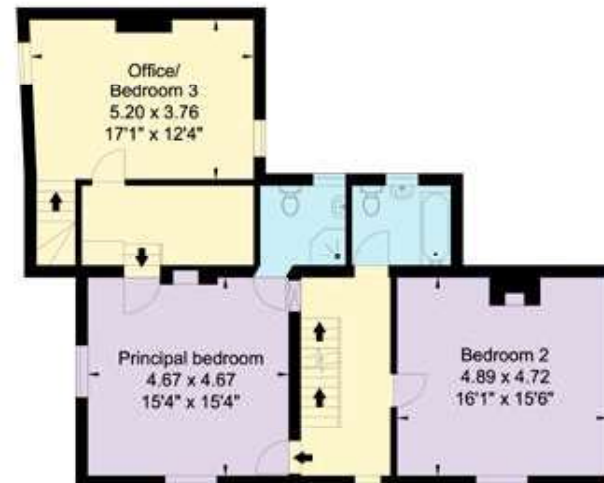
Cellar



Second Floor



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Grafton House Temple Grafton

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 294.9 sq m (3,174 sq ft)

Garage: 36.3 sq m (391 sq ft)

Total: 331.2 sq m (3,565 sq ft)



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Date: 18 September 2026
Our reference: STR012641339

Grafton House, Temple Grafton, Alcester, B49 6NS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,050,000.

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 in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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