








THE RED HOUSE

8 Chestnut Square, Wellesbourne, Warwickshire



A CHARMING, GRADE II LISTED GEORGIAN PROPERTY

This distinguished home benefits from well-appointed rooms with character features and fine period detailing, alongside a delightful, private walled rear garden.

			EPC
4	2	3	D
		Grade II listed	

Local Authority: Stratford-on-Avon District Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, gas, water and drainage are connected to the property. Mains gas central heating.



SITUATION

The south Warwickshire village of Wellesbourne is ideally located between the historic market town of Warwick and the culturally rich Stratford-upon-Avon, with the Cotswolds just a short distance to the south, making it an attractive and well-connected place to live. The village itself offers a strong range of everyday amenities, including a primary school, doctor's surgery, Sainsbury's supermarket, independent shops, churches, public houses, a garage and sports facilities, while more extensive shopping, dining and leisure options are available nearby in Warwick, Leamington Spa and Stratford-upon-Avon. Families are well served by an excellent selection of local schools across the private, state and grammar sectors, such as The Croft Prep School, Stratford Grammar Schools, Warwick School Foundation schools, Arnold Lodge Prep and Kingsley School for Girls. In addition, Wellesbourne benefits from convenient access to the M40, while regular intercity rail services from Warwick Parkway provide





THE PROPERTY

The Red House is a beautifully presented, Grade II listed Georgian property, dating from around 1745 and constructed of brick beneath a tiled roof.

A charming red front door opens into a welcoming entrance hall with stairs to the first floor. To the left is a generous study with a fireplace and large bay window to the front, while to the right an elegant dining room enjoys views over the front garden. The hall continues to a cosy sitting room with an open fireplace and glazed double doors leading into a bright kitchen/breakfast room, where a glazed roof, exposed painted brickwork and French doors provide plenty of natural light and access to the patio and lawned garden. The kitchen is well-fitted with a range of units, a Rayburn oven and integrated appliances. A stylish WC and a well-appointed utility room complete the ground floor accommodation, and steps descend from the hallway to a useful cellar.

Upstairs are three, well-proportioned bedrooms each with a different view over the village and garden along with a spacious family bathroom with dual basins and a separate WC. A staircase from the third bedroom leads to a fourth bedroom on the second floor, with eaves storage, currently used as an art studio.





The Red House enjoys a highly desirable position within the village, discreetly set back from Ettington Road. A wrought iron gate from Chestnut Square opens onto a stone pathway leading to the attractive front door, while a second gate provides access to a garage/storeroom at the front.

The generous rear walled garden is a particular feature. The garden is well-stocked to provide year-round colour and is mainly laid to lawn, offering a high degree of privacy, with mature trees, shrubs and well-planted borders. A stone-paved patio, accessed from the kitchen/breakfast room, creates an ideal space for outdoor dining and entertaining, complemented by a greenhouse, summer house (currently used as a workshop) and a shed.



Approximate Floor Area = 198.3 sq m / 2134 sq ft
 Outbuildings = 24.8 sq m / 267 sq ft (Excluding Shed)
 Total = 223.1 sq m / 2401 sq ft



Cellar

Ground Floor

First Floor

Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107294

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 20 May 2026
Our reference: STR012555850

The Red House, 8 Chestnut Square, Wellesbourne, Warwick, CV35 9QR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

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