

BUCKWELL STUDIO

Binton, Stratford-upon-Avon, Warwickshire



A BEAUTIFULLY APPOINTED VILLAGE HOME

Thoughtfully renovated and extended in recent years to create an exceptional family residence, seamlessly blending character and charm with the comforts of modern living.

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Local Authority: Stratford-on-Avon District Council
Council Tax band: E
Tenure: Freehold
Services: Mains water, drainage and electricity. Oil-fired central heating
Fitted with a fully comprehensive alarm system. External security lights and cameras







SITUATION

Binton is highly regarded village just a mile or so from Welford-on-Avon and approximately four miles west of Stratford-upon-Avon. Surrounded by attractive rolling countryside and farmland, it offers a peaceful rural setting while remaining convenient for access to Stratford, Alcester, Evesham and the wider motorway network.

The village has a parish church and village hall, and both Welford-on-Avon and Bidford-on-Avon nearby have a range of shops, schools and other facilities.

There are an excellent range of state, grammar and private schools in the area to suit most requirements. There is a primary school at Temple Grafton and Welford-on-Avon nearby, with school buses to Warwick, Alcester and Stratford from the village. The M40 is readily accessible, and Birmingham, Coventry and Warwick are all within easy commuting distance.



THE PROPERTY

This beautifully presented detached home has been thoughtfully renovated and extended in recent years to create an exceptional family residence, seamlessly blending character and charm with the comforts of modern living. A wealth of original features has been carefully preserved and enhanced by high-quality contemporary finishes throughout. All windows have been replaced, with the majority fitted with shutters.

The kitchen features bespoke cabinetry, Quartz worktops, a larder cupboard, Quooker tap, AGA Rangemaster and a striking vaulted ceiling. The adjoining dining area enjoys bi-fold doors opening onto the terrace, while a cosy snug provides additional living space. The kitchen, dining area and snug all benefit from underfloor heating.

The impressive living room is centred around a magnificent inglenook fireplace with a wood-burning stove, while steps rise to an elegant dining area complemented by exposed stone walling.

Further ground-floor accommodation includes a utility room, cloakroom with built-in storage, boot room and office/playroom.

















Upstairs, the principal bedroom suite enjoys a dual aspect, built-in wardrobes and a luxurious en suite bathroom featuring a freestanding bath, walk-in shower, underfloor heating and Burlington sanitaryware. Two further double bedrooms are served by the family bathroom.

Outside, a beautifully designed terrace incorporates raised beds with cedar screening, French drainage and steps lead up to the lawn. A substantial timber-clad Swedish G-POD offers excellent versatility and is ideal as a home office, gym, studio or guest accommodation. The pod benefits from heating, air conditioning and engineered wood flooring. Planning permission has also been granted for a more substantial garden store/shed, in the far corner of the garden.

To the front, a generous Cotswold stone gravel driveway provides parking for several vehicles and enhances the property's attractive approach.

What Three Words: ///attends.scales.streak





Ground Floor

First Floor

Approximate Gross Internal Area = 187.3 sq m / 2,016 sq ft



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Date: 19 November 2026
Our reference: STR012491010

Buckwell Studio, Binton, Stratford upon Avon, CV37 9TN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £900,000.

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