



GLEBE HOUSE

Weston on Avon, Stratford-upon-Avon, Warwickshire



A SPACIOUS AND BEAUTIFULLY APPOINTED FAMILY HOME

set in approximately 2 acres of grounds with river frontage, two timber framed barns and delightful open views

Entrance hall | Sitting room | Kitchen/Breakfast room | Dining room | Family room | Library/Games room | Study | Utility | WC

5 bedrooms (3 en suite) | Family bathroom

2 detached barns | Stunning gardens | River frontage | Private driveway

Grounds extending to 1.98 acres.

Services: Mains electricity, water and drainage are connected to the property. Oil-fired central heating. Fibre broadband connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale; all others are excluded.

However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What 3 Words: ///planting,tickling,banquets

Tenure: Freehold

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575

Council Tax Band: G

Viewing: By prior appointment only with the agents

SITUATION

Glebe House is situated in the peaceful hamlet of Weston-on-Avon, approximately three miles southwest of Stratford-upon-Avon. The village is centred around the picturesque All Saints Church and is characterised by historic cottages and a traditional rural setting.

The highly sought-after village of Welford-on-Avon is within easy walking distance and offers an active community with a range of local amenities, including shops, public houses and excellent walking and cycling routes, with access to the Greenway leading into Stratford-upon-Avon.

Stratford-upon-Avon provides a wide selection of shopping, dining and cultural facilities, including the Royal Shakespeare Theatre. The area is well served by highly regarded schools, including Welford-on-Avon Primary School, The Croft Preparatory School, Stratford Grammar School for Girls, King Edward VI School for Boys, Warwick School, King's High School, Warwick Preparatory School, Kingsley School and Arnold Lodge School in Leamington Spa.

The property benefits from excellent transport links, with Birmingham International Airport approximately 25 miles away and direct rail services to London Marylebone from Warwick Parkway. There is racing at Stratford-upon-Avon, Warwick and Cheltenham, along with several golf courses, including an 18-hole course in Welford-on-Avon.

Distances:

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 15 miles (Intercity trains to London Marylebone from 60 minutes), Honeybourne Station 10 miles (Intercity trains to London Paddington from 100 minutes), Leamington Spa Station 15 miles, M40 (J15) 11 miles, Birmingham International Airport 26 miles, Birmingham 24 miles (Distances and times approximate)







THE PROPERTY

Dating to the mid-19th century, the property has been sympathetically extended and refurbished to create well-balanced accommodation combining modern living with traditional charm. The front door opens to an impressive entrance hall with vaulted ceiling, fireplace and engineered oak flooring, with a study and cloakroom to the right and double doors opening to a superb, dual-aspect library/games room with AGA, leading through to a charming sitting room with exposed beams, inglenook fireplace and French doors to the front garden. The entrance hall continues to an impressive open plan kitchen/breakfast room, complete with granite worktops, underfloor heating, a central island, integrated Neff appliances, and glazed, bifold doors that open to the stone paved patio. The kitchen continues to a spacious dining room, benefiting from French doors, and further to a wonderful family room with a roof lantern and bifold doors. A well-appointed utility room completes the ground floor accommodation and is accessed from the kitchen.

A solid oak staircase rises to the beautiful galleried landing, which provides access to a superb, triple aspect Principal suite enjoying stunning views over the garden and river with dressing area and en suite shower room. Four further, generous bedrooms, two of which benefit from stylish en suite shower rooms, and a family bathroom complete the first-floor accommodation.











GARDENS & GROUNDS

The property benefits from river frontage to the River Avon with mooring and fishing rights, and a purpose-built concrete mooring.

The property is positioned in the centre of its idyllic, 1.98-acre plot, which is mainly laid to lawn with a range of mature trees. A gated, gravel driveway provides ample parking for a number of cars and benefits from an EV charging point. A stone-paved patio is accessed from all the principal reception rooms, which provides a wonderful space for dining and entertaining. The property also benefits from a hot tub.

The property further offers two large, detached timber framed barns with stone paved floors, exposed wall and roof timbers which could be converted, subject to obtaining the necessary planning consent.







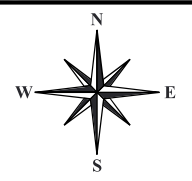


Glebe House



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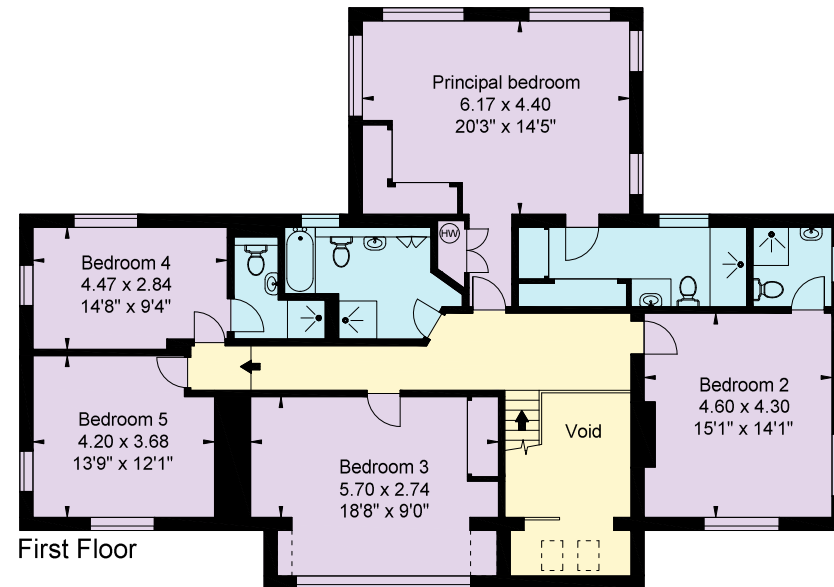
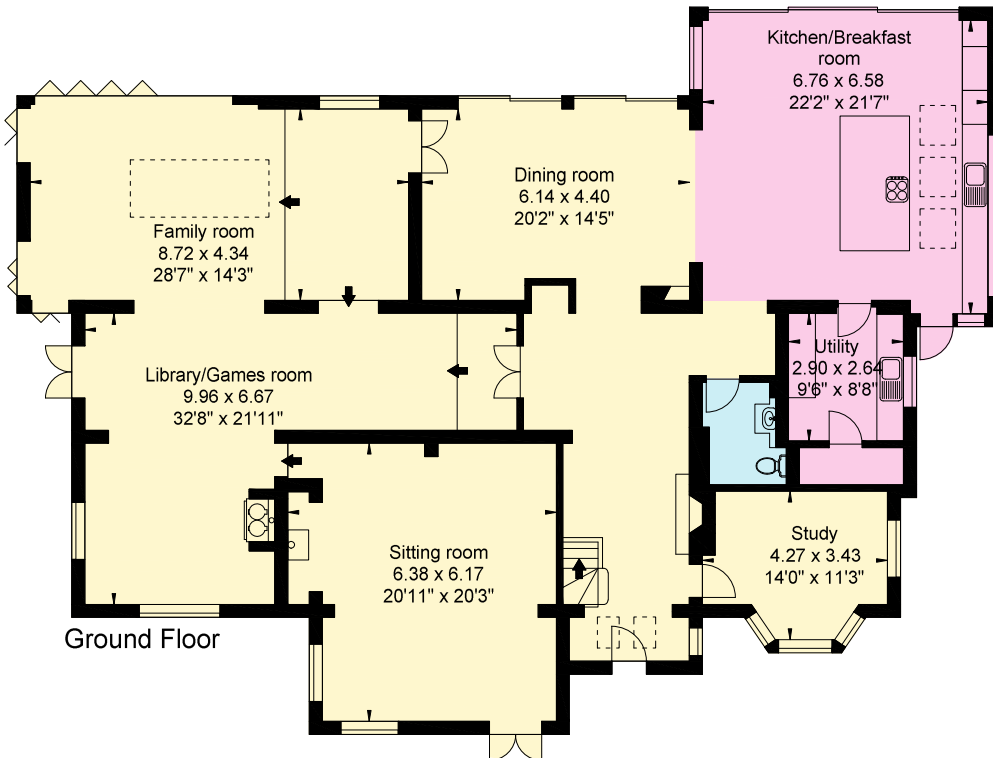
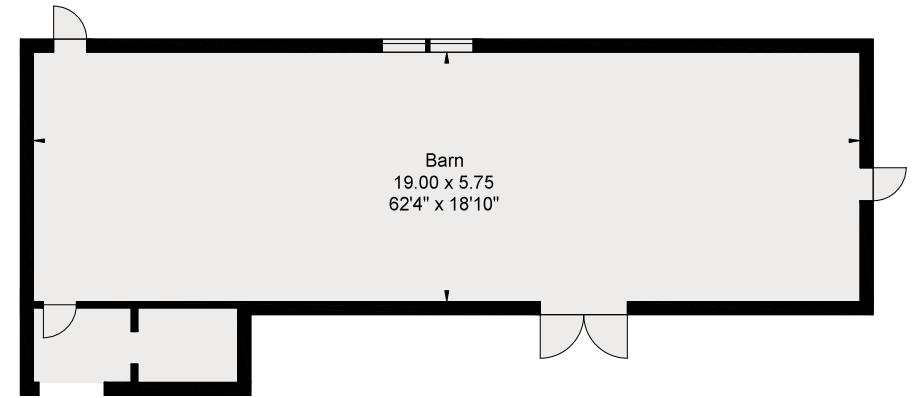
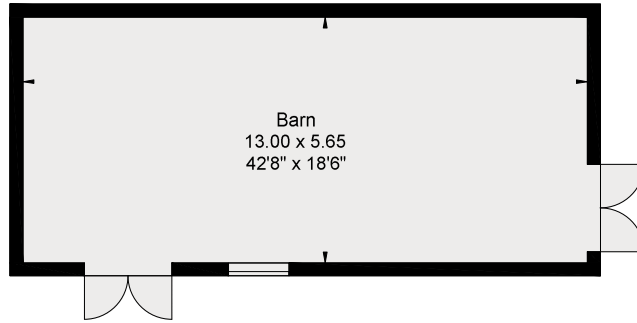
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Date: 10:04:26
Drawn By: CW
Scale: 1:1200 @ A4
Plan Ref: 21307

Title
Glebe House

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Approximate Gross Internal Area = xxx sq m / xxxx sq ft

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.

We would be delighted
to tell you more.

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Date: 30 April 2026
Our reference: STR150424

Glebe House, Weston on Avon, Stratford-upon-Avon, CV37 8JY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,975,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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