



THE OLD RECTORY  
STRETTON-ON-FOSSE, WARWICKSHIRE





# A DISTINGUISHED GRADE II\* LISTED FORMER RECTORY, SET IN A SOUGHT- AFTER NORTH COTSWOLD VILLAGE.

## ACCOMMODATION

### MAIN HOUSE

**Ground Floor:** Reception hall | Drawing room | Dining room | Study | Sitting room  
Kitchen/Breakfast room | Utility room | Pantry | Cloakroom

**First Floor:** Principal bedroom suite | Three further bedrooms | Two bathrooms

**Second Floor:** Six bedrooms | Two bathrooms

**Rectory Cottage:** Sitting room | Dining room | Kitchen | Bedroom

**Barn:** Double garage | Log store | Oil store | Gym | Two stables | Open barn

Separate quadruple garage

### GARDEN & GROUNDS

Beautifully stocked garden | Extensive Lawn | Paddock | Mature trees and hedges | Large patio areas  
Tennis court | Parkland | Pond | Magnificent views over the surrounding Cotswold countryside

**In all approximately 26.42 acres**

# SITUATION

Stretton on Fosse is an attractive and unspoilt North Cotswold village, set along the historic Fosse Way and surrounded by open countryside. Renowned for its fine collection of period houses built in mellow Cotswold stone, the village offers a peaceful traditional character, with amenities including a well regarded public house and parish church.

The nearby market towns of Shipston-on-Stour, Moreton-in-Marsh, and Chipping Norton provide an extensive selection of shops, supermarkets, and quality eateries. The celebrated Daylesford Organic Farm Shop in Kingham is just a short drive away, while Soho Farmhouse can be reached in around 30 minutes.

Education options in the area are exceptional, with the highly regarded Kitebrook Preparatory School just six miles away. A strong selection of leading independent schools is within easy reach, including Bloxham School, Cheltenham Ladies' College, Tudor Hall, St Edward's and Sibford School, while an excellent range of state and grammar schools can be found in Cheltenham, Stratford upon Avon, Warwick and Oxford.

Stretton on Fosse is ideally positioned for commuters, with regular train services to London Paddington from Moreton-in-Marsh (from 76 minutes) and to London Marylebone from Banbury (from 50 minutes). The village also benefits from convenient road links via the M40 to London and Birmingham, and the M5 to the West Country.

The surrounding area provides outstanding opportunities for leisure and outdoor pursuits, with extensive walking, cycling and riding across the Cotswolds countryside. Golf is well catered for with several highly regarded courses nearby, including Chipping Norton, Broadway and Tadmarton Heath, and leisure centres in Moreton-in-Marsh and Chipping Norton. Racing enthusiasts will enjoy nearby courses at Stratford and Cheltenham, while walkers are spoilt for choice with a network of scenic footpaths and bridleways.





## DISTANCES

Moreton-in-Marsh 4 miles (trains to London Paddington from 90 minutes)

Shipston-on-Stour 3.8 miles

Chipping Norton 12 miles

Daylesford Organic 14 miles

Soho Farmhouse 19 miles

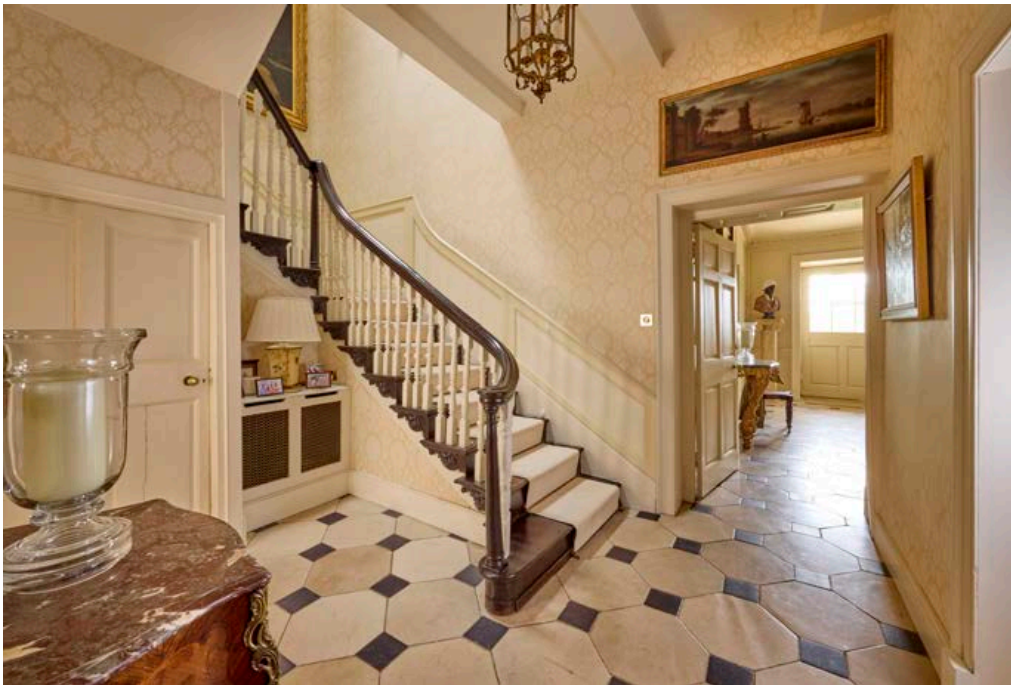
Banbury and M40 (J11) 21 miles (trains to London Marylebone from 50 minutes)

Stratford-upon-Avon 13 miles

Oxford 35 miles

Central London 92 miles

(Distances and times approximate).





## THE OLD RECTORY

The Old Rectory is a distinguished former Grade II\* Georgian rectory with origins dating to the late 16th century. Built of local Cotswold limestone, the house was extended and enhanced during the 17th and 18th centuries, reflecting its continued importance within the parish and village.

Occupying a traditional position close to the parish church, the Rectory historically stood as one of the principal houses in Stretton on Fosse, home to successive rectors who played a central role in community and ecclesiastical life. The building's measured proportions and enduring architectural character are the result of these centuries of careful evolution.

The Old Rectory offers extensive and well balanced accommodation arranged over three principal floors, combining the architectural integrity of a historic rectory with versatility ideal for modern family living. The ground floor is centred around a reception hall, from which the principal reception rooms flow naturally. These rooms comprise an elegant drawing room, a formal dining room and a comfortable sitting room, all of which benefit from excellent natural light through large sash windows and showcase a wealth of charming period features, including wood panelling and impressive open fireplaces.

The heart of the house is the impressive kitchen / breakfast room, a light filled and practical space well suited to family living, with direct access to a pantry, a utility room and out on to south facing terrace.



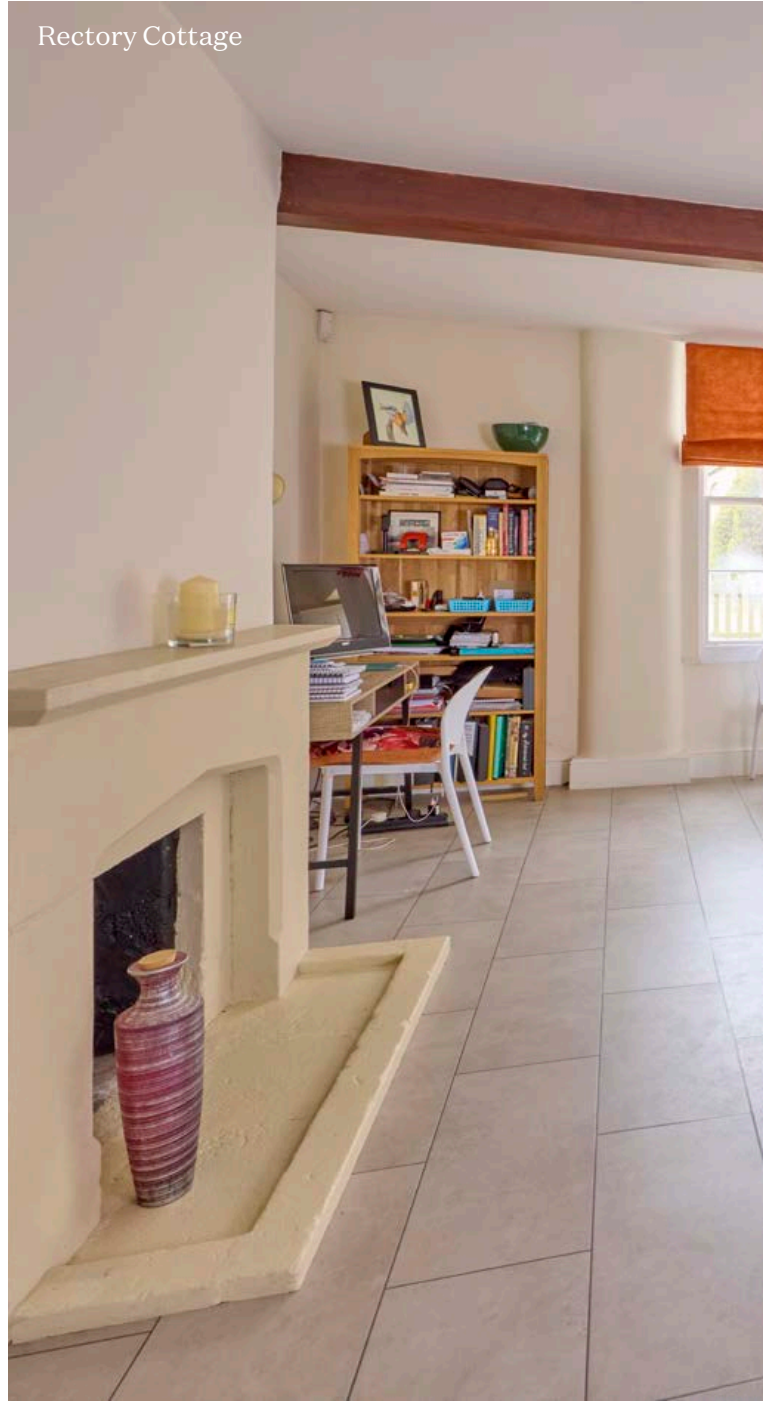


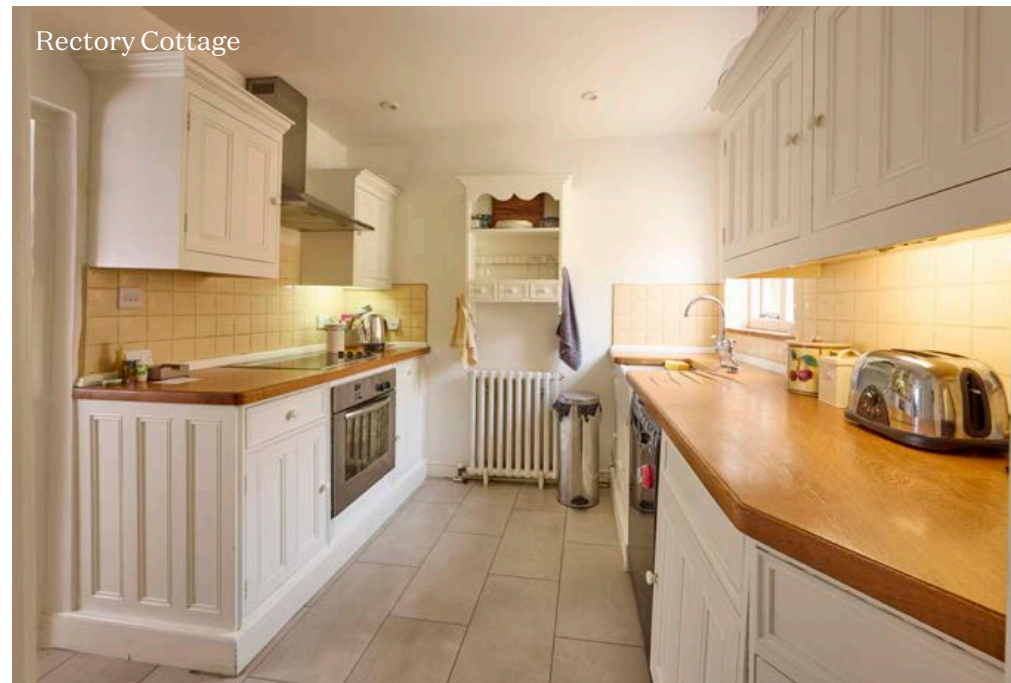




The first floor offers substantial bedroom accommodation arranged around the principal staircase. The principal bedroom suite is particularly notable, benefitting from excellent natural light and a generously sized dressing room. Several further large bedrooms are arranged on this level, many enjoying views over the gardens and village, with sash windows reinforcing the historic character throughout.

The second floor provides an additional range of bedrooms, ideal for guests, older children or ancillary accommodation.





Rectory Cottage

## RECTORY COTTAGE, BARN & OUTBUILDING

Attached to the northern end of the house is a charming one-bedroom cottage, formerly linked to the main residence, which provides valuable ancillary accommodation and is ideal for use as staff or guest quarters.

In addition to the cottage, there is an attractive barn which previously benefited from planning consent for conversion into an impressive entertaining complex, incorporating an indoor swimming pool, gym, snooker room and sitting area. The barn currently houses a gym, former stables and a range of useful storage rooms.

The property is further complemented by a quadruple garage.





## GARDEN & GROUNDS

The Old Rectory is set within beautifully landscaped gardens and grounds extending to almost 27 acres, enjoying a superb parkland setting. A sweeping, meandering driveway leads through mature trees and open parkland, creating a wonderful sense of arrival and revealing a tranquil pond that enhances the natural charm of the setting.

Surrounding the house are extensive, well maintained lawns interspersed with fully stocked flower beds and established borders, providing year round colour and interest. Several patio and terrace areas offer ideal spaces for outdoor dining and entertaining, with attractive views across the gardens and grounds.

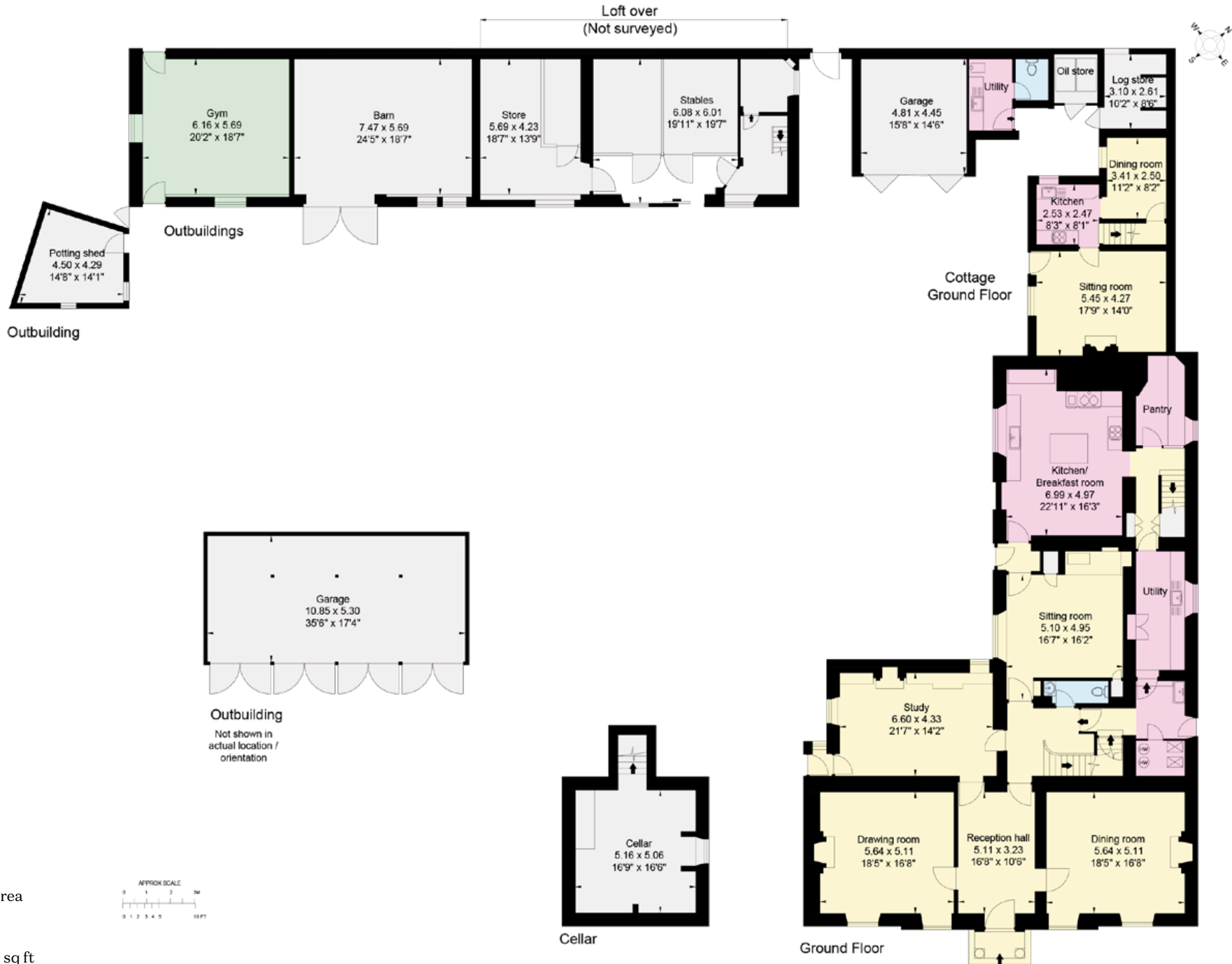
The wider garden and land comprise an orchard, tennis court, mature specimen trees and paddocks leading down to a perimeter stream.











Approximate Gross Internal Area

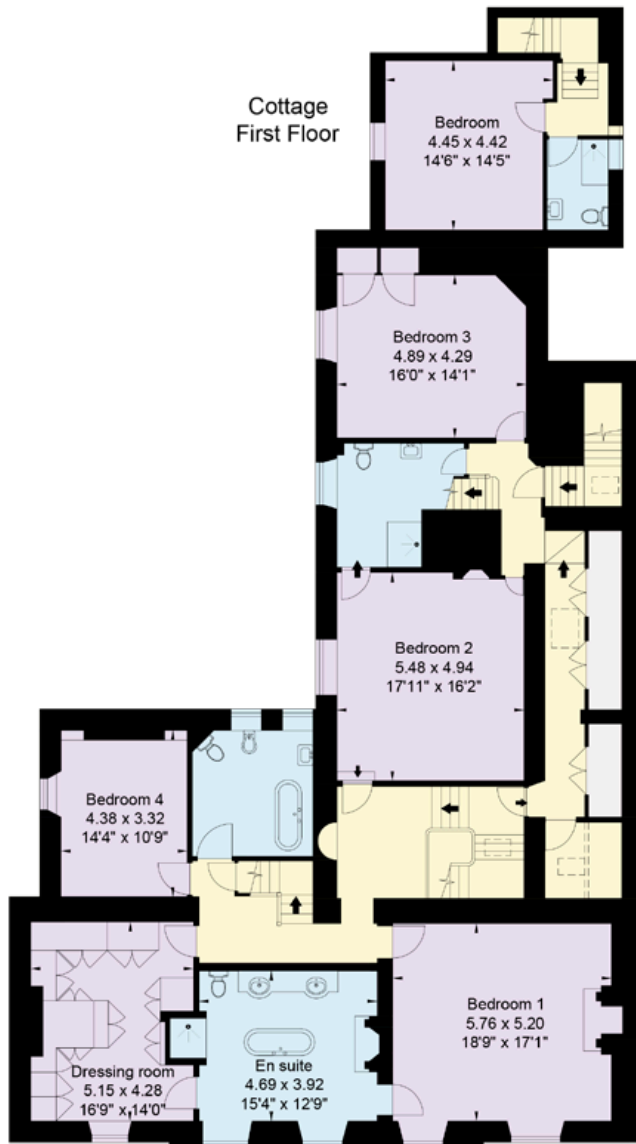
House: 706 sq m / 7,601 sq ft

Cottage: 73 sq m / 786 sq ft

Outbuildings: 274 sq m / 2,950 sq ft

Total: 1,053 sq m / 11,337 sq ft inc. restricted head height

Cottage  
First Floor



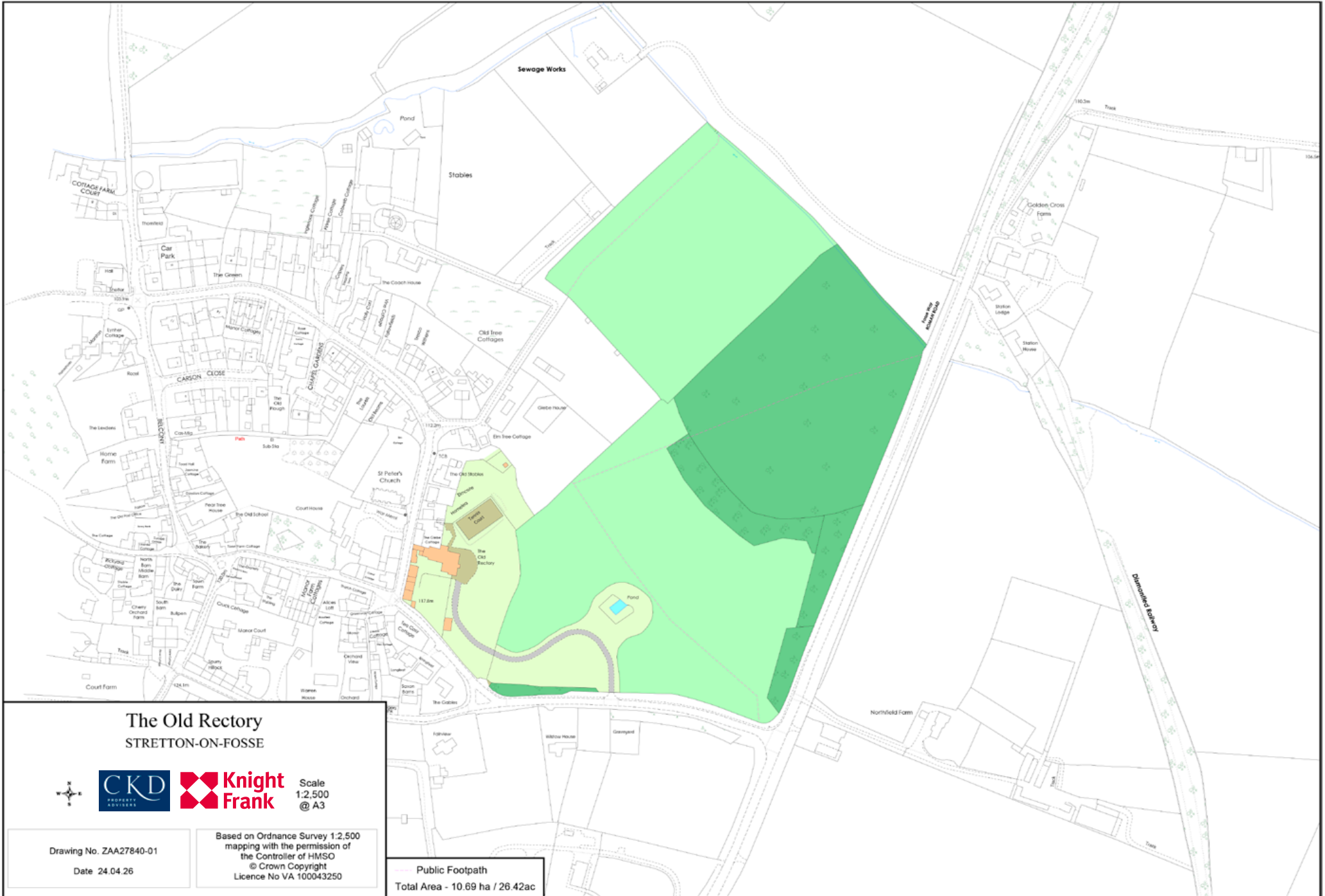
First Floor

Denotes restricted  
head height



Second Floor

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.



**The Old Rectory**  
STRETTON-ON-FOSSE



Scale  
1:2,500  
@ A3

Based on Ordnance Survey 1:2,500  
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Drawing No. ZAA27840-01  
Date 24.04.26

Public Footpath  
Total Area - 10.69 ha / 26.42ac

# PROPERTY INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity are connected to the property. Private drainage. Oil fired central heating. CCTV and alarm system.

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

**Rights of Way:** tbc...

**Listing:** The property is Grade II\* listed.

**Fixtures & Fittings:** All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

**Energy Performance Certificate Rating:** The Old Rectory: E  
Rectory Cottage: E

**Council Tax Band:** The Old Rectory: Band G  
Rectory Cottage: Band B

**Postcode:** GL56 9SD

**What3words:** ///over.unguarded.delays

**Viewings:** All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP and CKD.

**Leigh Glazebrook**  
01451 888018  
leigh.glazebrook@knightfrank.com

**Stow-on-the-Wold**  
Brett House, Park Street  
Stow-on-the-Wold GL54 1AG

**knightfrank.co.uk**

**Jamie Robson**  
020 7861 1549  
jamie.robson@knightfrank.com

**Country Department**  
55 Baker Street  
London W1U 8AN

**Frank Speir**  
07720 098853  
frank@ckd.co.uk

**CKD Property Advisers**  
6/7 Wychwood Court  
Moreton-in-Marsh, Gloucestershire GL56 0JQ

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