



# ASTON HOUSE

34 Oldborough Drive, Loxley, Warwickshire



## AN IMPRESSIVE AND ATTRACTIVE DETACHED PROPERTY

Benefiting from well-appointed rooms, a spacious, mature garden,  
and a private driveway with a double garage.

		
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Local Authority: Stratford-on-Avon District Council  
Council Tax band: H  
Tenure: Freehold



## SITUATION

Loxley is a highly sought-after village, with a strong community, set in a beautiful rural landscape. Local amenities include a thriving pub, a park with children's play area, a historic parish church and a well-regarded primary school.

Nearby Wellesbourne offers local shops, restaurants and a Sainsbury's supermarket, while Stratford-upon-Avon, only three miles away, has excellent retail, dining and cultural attractions, including the Royal Shakespeare Theatre.

Well-served by respected state, grammar and independent schools, with convenient access to the M40, and direct rail services to London Marylebone from Warwick Parkway, Loxley is an ideal location for family living and commuting.



## THE PROPERTY

The front porch opens onto a bright and spacious entrance hall, with an elegant staircase rising to the first floor. On the right, the delightful dual-aspect living room centres around a large oak-beamed alcove featuring a Rayburn electric fire, and wide bifold doors connecting the internal space to the seating area outside.

The neighbouring snug provides a more intimate living space, ideal as a children's play area or home cinema. Both rooms benefit from fully glazed double doors, which add to the sense of openness and light. Past the generous study at the front of the house, and the WC to the rear, the entrance hall leads onto a spectacular open plan kitchen/dining room.

The substantial kitchen, recently refurbished to a high specification, complete with restaurant-grade Wolf and Subzero appliances, has abundant cabinet and worktop space. The large island, with counter stools and adjacent bench seating, is a perfect space for casual dining and socialising, filled with natural light from the orangery, and kept warm in winter by the AGA and underfloor heating. Enveloped by southeast-facing windows, the dining area, which leads onto the garden decking via French doors, is luminous, surrounded by greenery and sky.





Left of the kitchen, a stunning architectural staircase leads up to a massive room on the first floor spanning the entire north wing of the house. Currently used as a games room and gym, this grand space is fantastic for entertaining, and has the potential to be converted into an annex, subject to permission. Downstairs, a utility room with fitted cupboards and a worktop houses an integrated washing machine, dryer and Belfast sink.

The impressive principal bedroom benefits from two spacious dressing rooms, with extensive fitted wardrobes, a well-appointed en suite bathroom, and lovely views of open Warwickshire countryside. The second bedroom also has built-in wardrobes and an en suite, while the third and fourth bedrooms share a generous bathroom.

Wrapping all the way around the house, the beautifully landscaped southeast-facing garden combines a sizeable, well-kept lawn with a thoughtful mix of attractive flowering shrubs and small trees, and is secluded, private and secure. The wooden decking provides a wonderful space for dining and relaxing.

The property forms part of a small private, upmarket development on the outskirts of Loxley village, with attractive, well-maintained shared grounds. It benefits from a double garage and ample off-street parking.





## PROPERTY INFORMATION

**Tenure:** Freehold

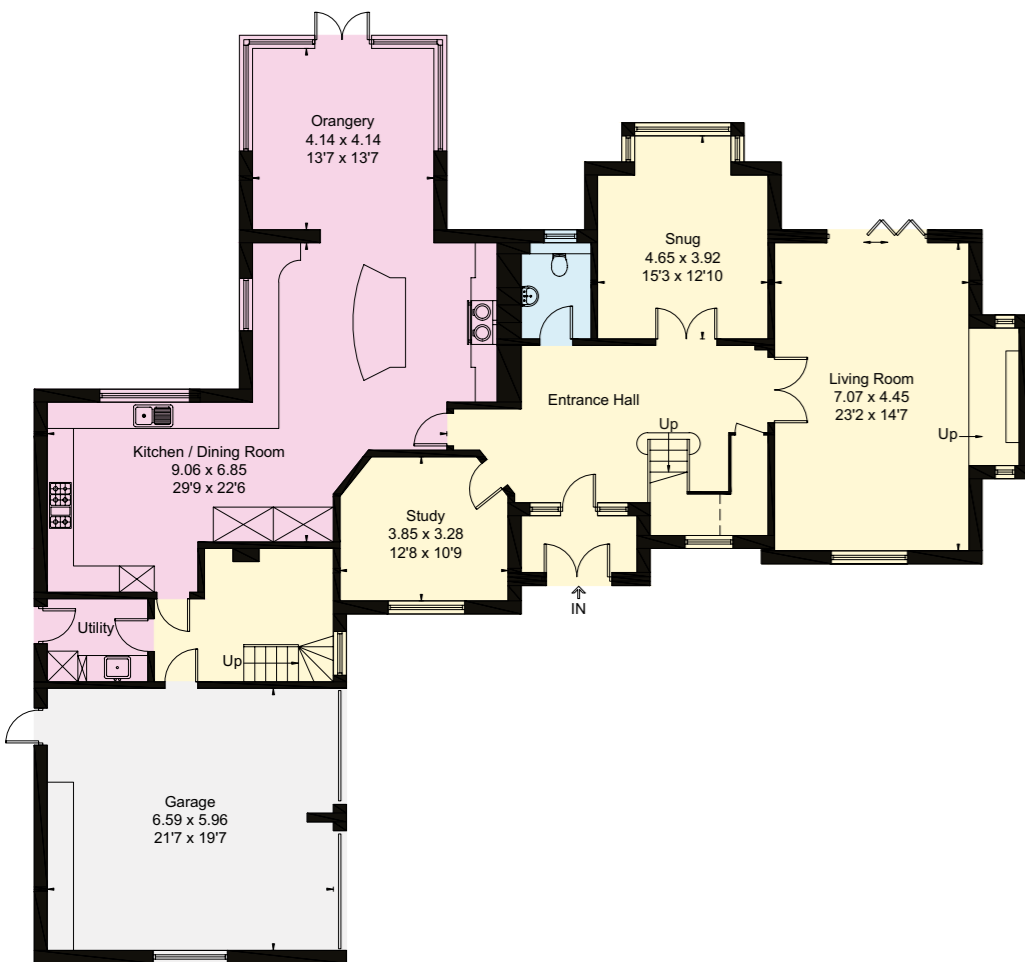
**Services:** Mains water, electricity, gas central heating, drainage and fibre broadband are connected to the property.

**What3words:** ///body.swinging.impressed

**Viewing:** By prior appointment with the agents.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**

Approximate Gross Internal Area  
432 sq m / 4650 sq ft (Including Garage)



**First 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.



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Date: 20 May 2026  
Our reference: STR012675081

## Aston House, 34 Oldborough Drive, Loxley, Warwick, CV35 9HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,450,000

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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