



STRATHBURY BARN

Hill Farm, Alderminster, Stratford-upon-Avon, Warwickshire



A VERY FINE NEWLY CONVERTED PROPERTY,
CREATED FROM TRADITIONAL 19TH-CENTURY BRICK
BARNs, PROVIDING A STUNNING SIX BEDROOM HOME
IN A LOVELY ELEVATED RURAL LOCATION.

Stratford-upon-Avon 5 miles, Shipston-on-Stour 5.5 miles, M40 (J15) 10 miles, Moreton-in-Marsh 11 miles, Warwick 11 miles,
Leamington Spa 11 miles, Warwick Parkway Station 11 miles (intercity trains to London Marylebone from 69 minutes)

(Distances and time approximate)

Services: Mains water and electricity are connected to the property. Shared private low-maintenance sewerage treatment plant.

Air source underfloor heating. Full fibre broadband. Electric vehicle charging points.

What3words: ///schematic.booth.paving

Terms: Tenure: Freehold

EPC: Strathbury Barn Band C

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

Council Tax to be confirmed.

Viewing: By prior appointment only with the agents



PROPOSED ACCOMMODATION & AMENITIES

Strathbury Barn 3,887 square feet plus two open-fronted garages. Entrance Hall, study, cloakroom, large drawing/dining room, 38-foot-long kitchen/breakfast/family room, utility room, en suite ground-floor bedroom 5, bedroom 6/playroom. Galleried landing, principal bedroom with dressing room and bathroom, bedroom 2 en suite, two further bedrooms and family bathroom.

South-facing courtyard. Rear patios and garden.





SITUATION

Strathbury Barn at Hill Farm is situated a short distance above the popular village of Alderminster, close to Stratford-upon-Avon and within walking distance of an award-winning gastro pub, The Bell.

Extensive shopping and leisure facilities, including the world-renowned Royal Shakespeare Company, can be found at nearby Stratford-upon-Avon.

The area is well-served by state, grammar and private schools, including The Croft Prep School, King Edward's School for Boys, Shotton School for Girls and Stratford High School. Warwick and Leamington Spa also provide excellent schooling, including Warwick Prep and Public School and King's High School for girls; Bloxham and Sibford near Banbury, and Kitebrook near Moreton-in-Marsh.

For the commuter, there is easy access to the M40 (J15) approximately 10 miles away, while there is a regular train service from Warwick Parkway and Banbury to London Marylebone and from Moreton-in-Marsh to London Paddington.

Racing is at Warwick, Stratford-upon-Avon and Cheltenham. Polo at Cirencester. A popular location for equestrian activities and access to competitions and events. Golf courses are at Brailes, Tadmarton, Stratford-upon-Avon and the Welcombe Hotel.











PROPERTY

In a sought-after rural location, yet close to Stratford-upon-Avon and the Cotswolds, Strathbury Barn and Alderbury Barn offer an exciting opportunity to purchase a very high-quality conversion created from a range of brick barns with timber cladding, slate roofs and high-performance black aluminium windows. The property features exposed truss timbers with uplighting and modern levels of thermal efficiency and insulation.

There is a courtyard and terrace to the front and a garden to the rear.

The property has first-floor views over open countryside.

With black aluminium windows and incorporating a double-height driftway with a double-height main barn and single-storey wings. Oak front door and staircase made of oak with wrought iron bannisters. The design was originally produced by renowned Cotswold-based Tyack Architects and enhanced further by Pinnacle Architecture.

The property has porcelain tiles throughout much of the ground floor, which benefits from underfloor heating. Top of the range solid timber Shaker kitchen and utility units from the award-winning Neptune, which carry a lifetime manufacturer's guarantee. Quartz worktops run throughout both rooms. Integrated appliances comprise an AGA induction oven and hob, Neff dishwasher, warming drawer, fridge and two freezers, plus a freestanding wine cooler. The home has a vaulted kitchen and black aluminium curtain walling.

First-floor accommodation has vaulted ceilings and exposed timber roof trusses. Sanitary ware includes Lusso wash basins, showers and baths, Porcelanosa tiles, touch-light mirrors and a copper bath in the main bathroom, together with a walk-in shower.

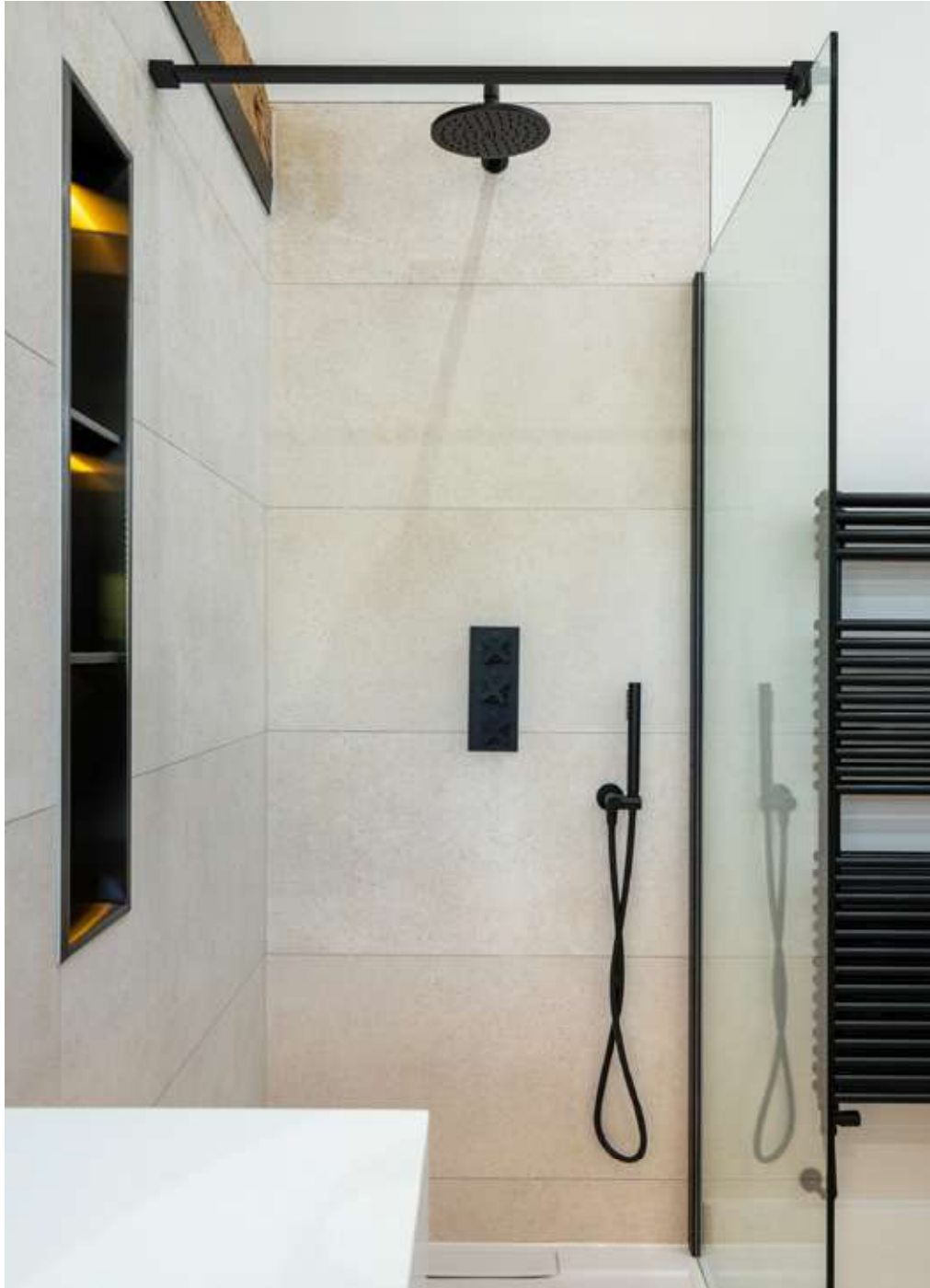
The property is sold with the benefit of a 10-year ICW structural defect warranty.

















OUTSIDE

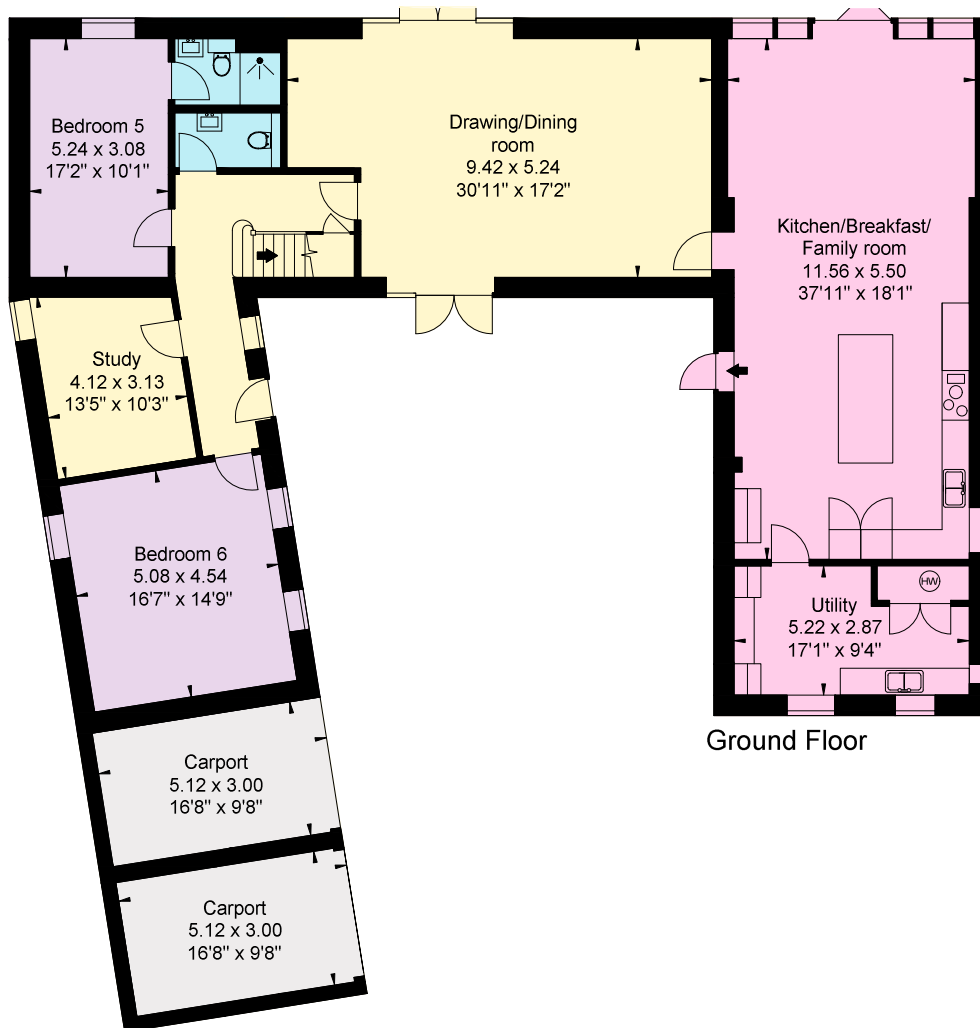
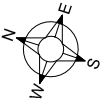
Outside the courtyard is gravelled in Yorkshire Cream, with electric gates controllable via a wall-mounted screen of the app. It also provides access to Alderbury Barn beyond, which has a further set of electric gates to its courtyard. The property has two open-fronted garages and ample secure parking. Behind are a number of paved patios off the sliding and bifold doors and secure boundary fencing for privacy.

DIRECTIONS (CV37 8PE)

From Stratford-upon-Avon, proceed south on the A3400 towards Shipston-on-Stour. After approximately 4.5 miles, you will arrive at the village of Alderminster. After passing The Bell public house on the right-hand side, take the second left onto New Road. Proceed up the hill out of the village, and Strathbury Barn will be found on the right-hand side, and the access to the barns is the second entrance past the farmhouse.







Ground Floor



First Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 361 sq m (3,887 sq ft)

Carports: 31 sq m (334 sq ft)

Total: 392 sq m (4,221 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.

James Way
01789 206950
james.way@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

knightfrank.co.uk

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Date: 05 August 2026
Our reference: STR012648194

Strathbury Barn, New Road, Alderminster, Stratford-upon-Avon, CV37 8PE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,875,000.

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

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

William Ward-Jones
Partner, Office Head
+44 1789206951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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