



Gardeners Cottage
Wasperton Road | Warwick | Warwickshire | CV35 8EB

STEP INSIDE

Gardeners Cottage

Offered with no onward chain this beautifully presented four-bedroom detached home offers spacious family accommodation, versatile outbuildings & a gorgeous garden, all set within the picturesque village of Wasperton.

Accommodation Summary

Originally serving as the gardener's cottage to the nearby Wasperton House estate, Gardener's Cottage is an attractive and versatile detached home extending to approximately 2,437 sq. ft including substantial outbuildings. Rich in character and retaining a number of its original horticultural features that reflect its heritage, the property successfully combines period charm with modern practicality. Generous living accommodation is complemented by excellent ancillary space, offering exceptional flexibility for home working, hobbies, storage, or potential future adaptation, subject to the necessary consents.

Ground Floor

The ground floor has been thoughtfully designed around modern open-plan living, creating a wonderful sense of space and connection between the principal reception areas. At its heart is the impressive kitchen, dining, and family room extending over 43 feet in length, providing an exceptional environment for both everyday family life and entertaining.

The beautifully appointed country-style kitchen perfectly balances character and practicality, featuring both a traditional Aga and a separate electric cooker. A breakfast bar provides an informal gathering space, while there is ample room for an American-style fridge freezer. Combining timeless cottage charm with the conveniences expected of a modern family home, the space also comfortably accommodates both dining and relaxed seating areas, centred around an antique Victorian cooking range that creates a striking focal point and enhances the room's warm and inviting atmosphere.

The separate sitting room is a beautifully proportioned reception space centred around a contemporary wood-burning stove with bi-fold doors connecting it to the conservatory, allowing the spaces to be opened up into one large entertaining area when hosting family and friends, or closed to provide a separate reception room when desired.

The conservatory itself is flooded with natural light and acts as a superb extension of the living accommodation, with glazing framing views of the garden and drawing sunlight deep into the adjoining reception spaces.

The open layout and abundance of glazing throughout the ground floor combine to create a bright, sociable, and highly versatile living environment perfectly suited to contemporary family living.

A guest cloakroom completes the ground floor accommodation.









First Floor

The first floor offers four bedrooms arranged around a central landing providing excellent flexibility for family living, guest accommodation, or home-working requirements.

The principal bedroom is a generous double room benefitting from its own en-suite shower room and fitted storage, creating a comfortable and private retreat.

A second double bedroom also benefits from an en-suite shower room, and the two further bedrooms are served by a well-appointed family bathroom featuring both a freestanding roll top bath and separate shower.





STEP OUTSIDE

Gardeners Cottage

The property is set back from the road within a walled garden providing privacy and enjoys a generous plot with ample driveway parking for numerous vehicles.

A particular feature of Gardeners Cottage is the substantial detached barn extending to approximately 759 sq. ft. Featuring extensive storage areas together with a large, dedicated office, creating an exceptional opportunity for those working from home, pursuing hobbies/gym, or seeking further ancillary accommodation potential.

The rear garden has been beautifully landscaped, with the main garden predominantly laid to lawn and framed by mature trees, established borders, and colourful planting that provide privacy and year-round interest. Reflecting the property's heritage as the original gardener's cottage to Wasperton House, the garden also boasts a number of established fruit trees, including pear, apple, nectarine, fig, and almond, creating a productive and characterful setting.

A gravelled seating area positioned directly off the principal living spaces provides the perfect space for relaxing or entertaining guests and to the rear of the garden, a decked terrace enjoys a more secluded position with an established grapevine gracefully encircling the al fresco dining and barbecue terrace, creating a delightful focal point for outdoor living and summer gatherings. Beyond, open countryside creates a peaceful and picturesque backdrop, enhancing the sense of tranquillity and connection to the surrounding landscape.

Location

Wasperton is a highly regarded Warwickshire village positioned between the historic county town of Warwick and the cultural centre of Stratford-upon-Avon, and within a mile is the village of Barford with its popular, well-stocked community shop, village pubs, and community park/playground.

Surrounded by attractive Warwickshire countryside, Wasperton is a highly regarded rural village known for its welcoming community spirit, with popular pop-up pub evenings and regular monthly coffee mornings held in the village hall. The area offers a wonderful outdoor lifestyle, with picturesque walks leading directly from the property across open fields to neighbouring villages, while fishing can be enjoyed along the nearby River Avon. Despite its peaceful rural setting, the village remains exceptionally well connected, providing the perfect balance between countryside tranquillity and convenient access to nearby towns and amenities.

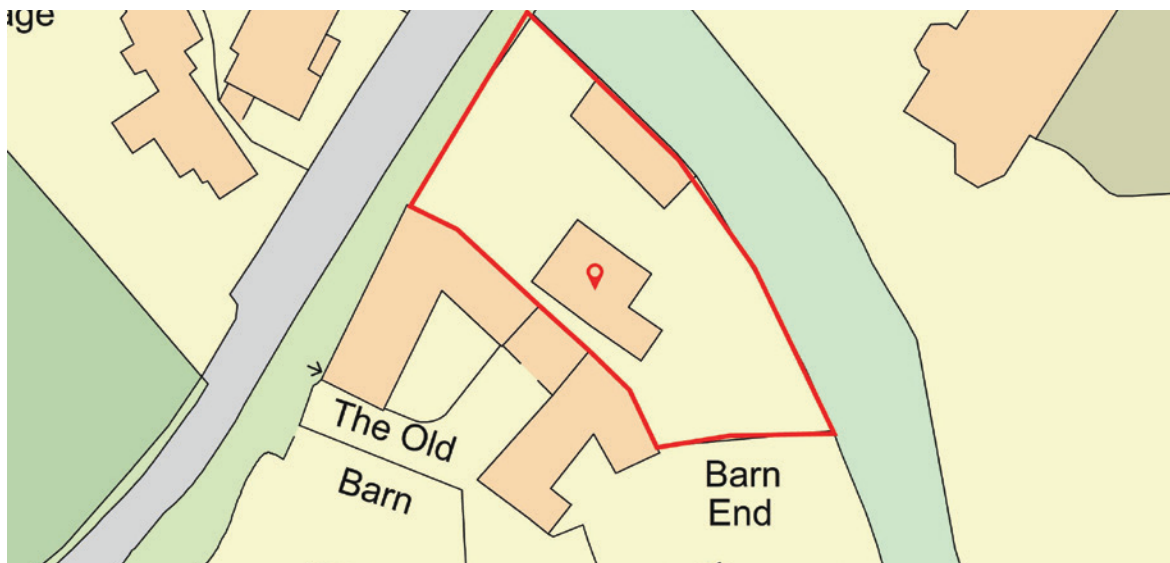
Warwick provides a comprehensive range of shopping, leisure, and dining facilities together with its famous castle and historic town centre. Stratford-upon-Avon offers an extensive selection of independent shops, restaurants, and cultural attractions including the world-renowned Royal Shakespeare Theatre.

The area is particularly well served by both state and independent schools including Barford Primary School, Warwick Preparatory School, Warwick School, King's High School for Girls, The Croft Preparatory School, and Stratford-upon-Avon Grammar Schools.

For commuters, the nearby M40 provides convenient access to Birmingham, Oxford, and London. Warwick Parkway, Warwick, and Stratford-upon-Avon railway stations offer regular services to Birmingham and London Marylebone, whilst Birmingham International Airport is approximately 30 minutes away. Wellesbourne Airfield is within 3 miles away.







Services, Utilities & Property Information

Tenure – Freehold

Council Tax Band D - Warwick District Council

Property Construction – standard – brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank - shared between 3 properties with the maintenance costs being split equally. Approximately £400 pa each.

Heating - Mains gas

Oil fuelled Aga

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Driveway parking for 4+ cars. Detached barn with parking for several cars.

Total Internal Floor Area - 1,678 sq. ft

Notes - The property is split across two title numbers.

The property is situated in Wasperton Conservation Area.

The property is subject to certain rights and covenants, including shared private drainage arrangements and rights of access relating to neighbouring land. There are also restrictions affecting alterations and provisions relating to future development/uplift - please speak with the agent for more information.

Viewing Arrangements

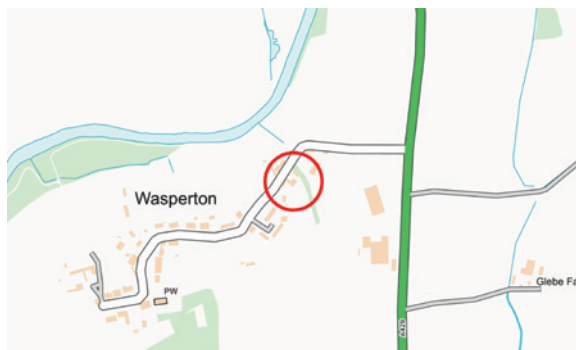
Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Approximate Gross Internal Area
 Ground Floor = 89.28 sq m / 961 sq ft
 First Floor = 66.61 sq m / 717 sq ft
 Outbuildings = 70.49 sq m / 759 sq ft
 Total Area = 226.38 sq m / 2437 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE Printed 15.09.2026

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