



Andrew Grant  
PRESTIGE & COUNTRY

# Stretton Lodge

Princethorpe



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## Stretton Lodge

**5 Bedrooms 3 Bathrooms 4 Reception Rooms Almost 20 Acres**

## Annexe

**3 Bedrooms 2 Bathrooms 2 Reception Rooms**

“A rare opportunity to create an exceptional family home with all windows secondary glazed set within almost 20 acres, including an annexe and expansive walled gardens in a highly desirable countryside setting, with outbuildings offering further development potential with two separate accesses to main roads...”

Scott Richardson Brown CEO

- Remarkable period home featuring an annexe and outbuildings with exciting conversion potential, of which one of the two barns has planning permission already, with the further outbuilding offering potential to be granted upon applying.
- Expansive family spaces ideal for entertaining.
- Vaulted principal suite with dressing area and countryside views.
- Mature walled gardens with terraces, pond and wide lawns combined with extensive grounds totalling almost twenty acres.
- Sweeping driveway with plentiful parking and garaging.
- Highly sought-after Princethorpe setting, combining village charm and excellent connections, with the M45, M6 and M40 within 5 minutes. In addition, London is 45 minutes from Rugby via train.



**5223 sq ft (485.3 sq m)**



## The approach

Stretton Lodge sits proudly behind a long private drive that sweeps through open grounds, setting the tone for the sense of space and privacy that surrounds the house. The Georgian front makes a striking first impression, balanced by the characterful Jacobean rear, with mature trees and walled gardens providing a natural backdrop. There is ample parking for family and guests and from the very first moment, the property conveys an air of arrival and possibility, inviting you to explore its generous interiors and expansive grounds.





## The living area

The living room is an inviting retreat where character and comfort combine. A striking fireplace provides a natural focal point, while the generous proportions and Lake District flagstone flooring create a sense of warmth and style. Large enough to accommodate a variety of arrangements, this is a room that adapts with ease, whether you are enjoying evenings by the fire or entertaining. A large window looks into the conservatory and two doors flow into the kitchen from either side of the fireplace.



## The formal dining area

The dining room offers a dedicated setting for meals that become memorable moments. Its size allows for a substantial table, making it perfectly suited to family gatherings or celebratory dinners with friends. A window to one side frames views over the gardens and wide bi-fold doors open directly onto the garden terrace, allowing meals to extend easily outdoors and creating a wonderful connection with the grounds. It is a space designed not only for eating but for enjoying life together, with a backdrop that enhances every occasion.



## The kitchen and dining area

The kitchen and dining area has been thoughtfully opened to form a generous family space, filled with light and with proportions that encourage time spent together. A Rayburn range cooker brings warmth and tradition, while there are double ovens, two fridge freezers and fitted cabinetry provides ample storage. Windows and a glazed door frame views across the gardens, drawing the outside in and making the space feel part of its setting. There is room for a family dining table, perfect for everyday meals or relaxed gatherings with friends.





## The conservatory

The conservatory extends the home into the garden, with glazing on three sides drawing in light and offering uninterrupted views of the lawns and beyond. A feature of the room is the established grape vines that trail across the framework, giving the space a character and atmosphere that is rarely found. It feels at once part of the garden and part of the home, a place to sit and enjoy the rhythm of the seasons. With doors that open directly to the gardens, it works as easily for relaxed summer afternoons as for peaceful winter mornings.





## The sitting room

This additional reception room sits to the front of the home, offering flexibility for modern family living. With views over the approach to the property, it has the potential to serve a variety of needs. Its position allows it to be enjoyed as part of daily life while remaining slightly separate from the main reception areas, giving it a versatility that will appeal to many buyers. French doors open both into the conservatory and onto the front driveway, enhancing the connection with the outdoors.



## The entrance hall

The entrance hall sets the atmosphere of the home, with generous proportions that immediately convey a sense of welcome. It is a space designed for more than passing through, with room to pause, greet guests, or simply enjoy as part of daily life. Its central position provides a natural flow into the main living areas, making it the true heart of the house. With French doors opening onto the front of the home, it is a hall that offers both grandeur and practicality.





## The shower room

The ground floor shower room located off the entrance hall adds practicality to the layout, ensuring convenience for family and guests alike. The suite includes a shower, wash hand basin and WC. Its presence enhances the functionality of the ground floor, adding to the home's ability to adapt to modern life.





## The landing

The landing connects the first-floor accommodation with a sense of space and light that adds to the overall character of the home. Its proportions allow it to feel more than a hallway, providing room to pause and take in views through the window to the front. From here, each of the bedrooms is easily reached, giving a natural flow to the layout. The scale also offers potential for a reading nook or display area.





## The principal suite

The principal bedroom is a striking space with a dramatic vaulted ceiling that immediately captures attention. Its generous proportions create a feeling of openness, while dual-aspect windows frame views across the gardens. It is a bedroom designed not only for rest but as a retreat, offering a sense of scale and atmosphere that is rare to find. Connecting the principal bedroom with the en suite is a dressing area that adds both practicality and luxury.



## The principal en suite

The en suite serves as a private sanctuary, with fittings that include a bath with shower over, wash hand basin and WC. Windows bring in natural light, ensuring the space feels bright and uplifting. With scope for refinement, it offers the opportunity to create a bathroom of real style and indulgence, adding to the overall sense of comfort that defines the principal suite.





## The second bedroom

The second bedroom is a generous double room positioned at the rear of the home, with dual-aspect windows overlooking the grounds. Its proportions allow for a variety of layouts, making it as suitable for a guest bedroom or further family room. The outlook brings in natural light and frames the greenery beyond, adding to the sense of calm. With fitted storage, exposed beams and high ceilings, this is a bedroom that combines practicality with charm, ready to be adapted to the needs of a growing family or visiting guests.



## The third bedroom

The third bedroom is set to the front of the home, enjoying views across the approach and countryside beyond. Its size makes it a comfortable double, well suited to use as a family bedroom or an inviting guest room. The outlook brings in both light and a sense of tranquillity, making it easy to imagine this as a restful retreat. A bank of fitted storage makes it a room that offers both charm and versatility.



## The fourth and fifth bedrooms

The fourth bedroom with fitted storage enjoys dual-aspect views over the pond and gardens. It is a comfortable double room with proportions that allow for flexible use. The natural light enhances its welcoming feel and the connection with the outlook gives it a calm and peaceful atmosphere. The fifth bedroom lies adjacent, a versatile room that could serve as a child's bedroom, nursery, or home office. Its position within the layout makes it easy to integrate into family life.





## The family bathroom

The family bathroom is one of the most striking rooms in the home. Fitted throughout with high-quality Italian fixtures and finishes, it combines luxury with practicality in a way that sets it apart. A freestanding bath takes centre stage, complemented by dual wash basins set within sleek cabinetry that provides generous storage. Every detail has been chosen for both style and function, creating a space that feels indulgent yet entirely usable for daily life.



Large in scale, the bathroom easily accommodates the needs of a busy household, while also offering the atmosphere of a private spa. A window brings in natural light and frames views over the gardens, adding to the sense of calm. It is a room designed not only for its purpose but as a place to enjoy, demonstrating the care and investment that has been poured into the home.



## The formal terrace and lawn

From both the formal dining area and the kitchen dining area, wide bi-fold and French doors open directly onto a generous terrace. This is a natural extension of the living space, ideal for outdoor dining or simply enjoying the views and peace and quiet. From here, the eye is drawn across sweeping lawns and out to the fields beyond. Wildlife is a regular visitor, with muntjak deer often seen grazing at the edges. The terrace and adjoining walled lawn create a perfect balance of entertaining space and open ground, all framed by the ever-changing landscape.





## The pond and further gardens

Accessed from the conservatory, a covered patio area leads on to a second walled garden area, with pathways leading to a tranquil pond, further landscaped grounds and the annexe. This area is designed for both leisure and relaxation, offering a peaceful spot to sit by the water. An additional stretch of lawn provides scope for recreation and is currently arranged with a tennis court, making it a hub for family enjoyment and summer gatherings. From this side of the garden, there is also access to the front of the home and the surrounding fields.





## The outbuildings

Beyond the gardens lie a range of outbuildings, including stables that speak to the property's equestrian potential, yet their scale and arrangement suggest far greater opportunity. Subject to further planning for one of the two buildings, these buildings may lend themselves to conversion into further dwellings or independent accommodation, opening the door to multigenerational living or income-producing homes. Alternatively, they could serve as workshops or leisure facilities, depending on needs. Their position ensures easy access, creating a practical and versatile arrangement for a wide range of future uses.





## The land

The property is surrounded by generous grounds that extend well beyond the formal gardens. Areas of open paddock provide space for grazing, equestrian use, or simply the pleasure of owning land that protects the home's privacy and outlook. Mature hedgerows and trees create a natural boundary, giving structure to the landscape and encouraging wildlife. A particularly special feature is the woodland. Whether walking beneath the trees, exploring nature, or simply enjoying the seasonal changes, the woodland enhances the lifestyle on offer and creates a sense of seclusion.



These wider grounds offer much more than space: they represent opportunity. For equestrian buyers, they provide the basis of a private yard. For those with vision, they suggest orchards, wildflower meadows or the creation of additional homes through sympathetic development of the existing outbuildings, subject to planning. Combined with the character of the main house and the versatility of the annexe, the outside space ensures that this is a property where lifestyle dreams can be realised in many different forms.



## The annexe

The annexe provides a remarkable opportunity for those looking to create independent living or additional accommodation. While the structure requires improvement, its scale and arrangement open the door to a range of possibilities. For a family, it could provide multigenerational living, for those seeking income potential, it could be redeveloped into holiday accommodation. Equally, it offers scope for a studio, office suites, or leisure space, adapting to the lifestyle of its new owners.





The annexe contains a series of rooms across its two sections, including kitchens, sitting rooms, bedrooms and bathrooms. The layout already demonstrates its versatility, with defined living spaces that could be enhanced or reconfigured to suit a wide range of uses. The scale ensures there is no shortage of options, from comfortable self-contained apartments to larger open-plan living, all set apart from the main house yet closely connected to the wider grounds.



## The driveway and parking

There is extensive parking for family and guests, with space to turn with ease. The arrangement lends itself to entertaining on a larger scale, ensuring that gatherings can be welcomed without compromise. For those seeking additional parking or storage, a triple garage is situated to the side of the home. The drive not only frames the Georgian frontage as you approach, but also reinforces the privacy and space that define Stretton Lodge.

## Location

Stretton Lodge enjoys a setting that feels deeply rural yet remains well connected. Situated near Princethorpe, the property is surrounded by the nearly twenty acres and wildlife, offering peace and privacy in abundance.

The village itself provides everyday essentials, with further facilities found in nearby towns including shops, cafés and leisure options. Families are well served by highly regarded schools, including the renowned Princethorpe College, together with a range of state and independent choices in the surrounding area.

For those who commute or travel regularly, the location is within easy reach of major road and rail links, ensuring excellent access to regional centres while retaining the calm of the countryside. It is this rare balance of rural lifestyle and convenience that makes the setting so appealing.

## Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied by a private septic tank. Broadband to the property is the highest speed.

## Council Tax

The Council Tax for this property is Band G



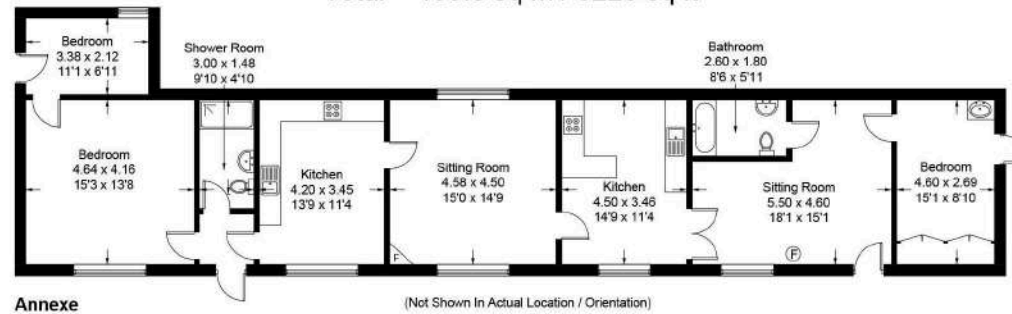
# Stretton Lodge

Approximate Gross Internal Area = 355.4 sq m / 3825 sq ft

(Excluding Boiler Room)

Annexe = 129.9 sq m / 1398 sq ft

Total = 485.3 sq m / 5223 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F	35 F	
1-20	G		

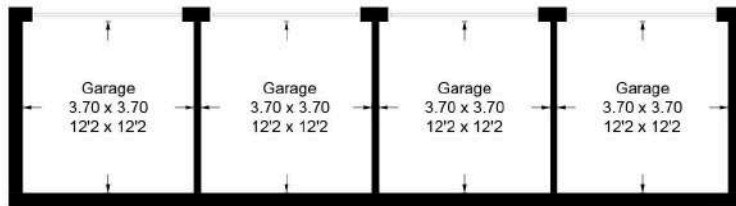
This plan is for guidance only and must not be relied upon as a statement of fact.



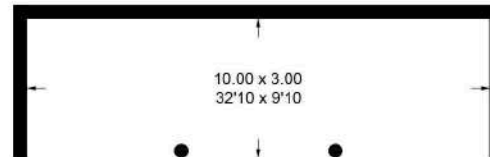
DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

# Stretton Lodge - Outbuildings

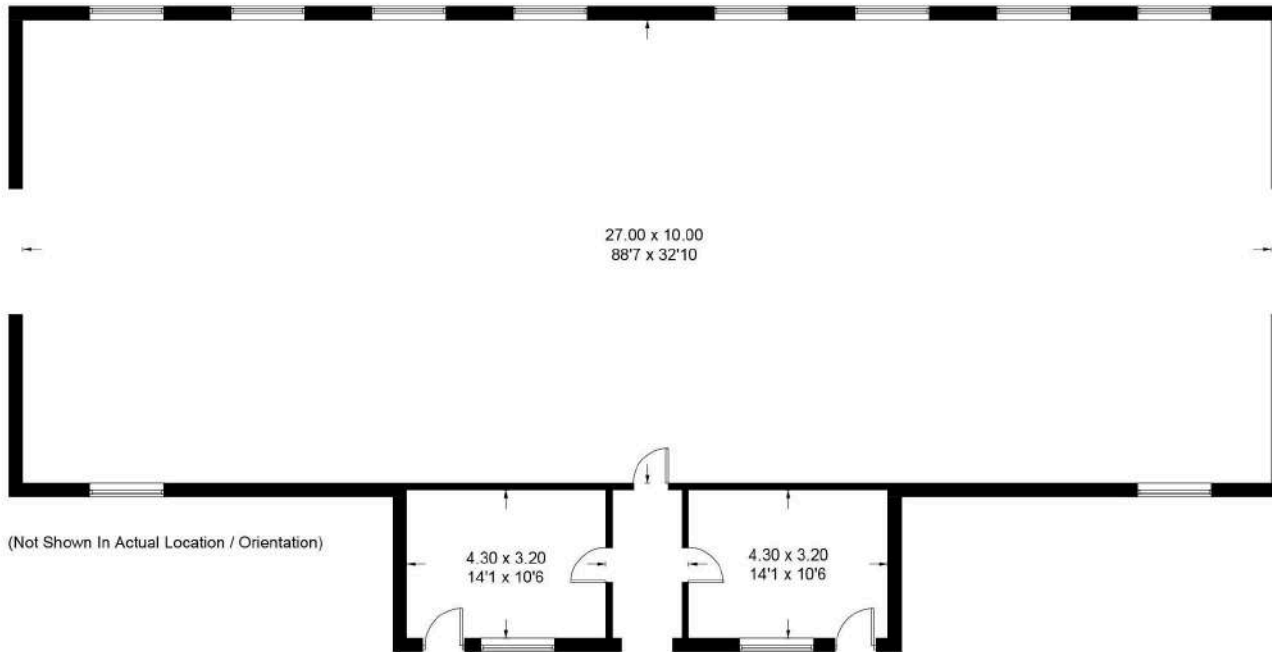
Approximate Gross Internal Area = 474.5 sq m / 5107 sq ft



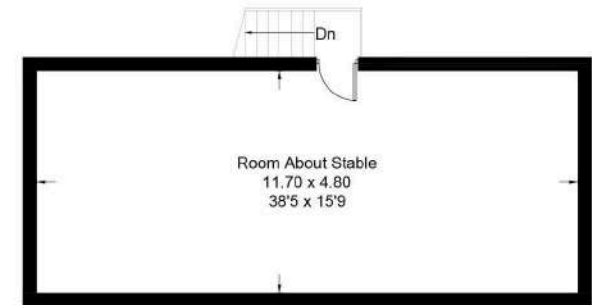
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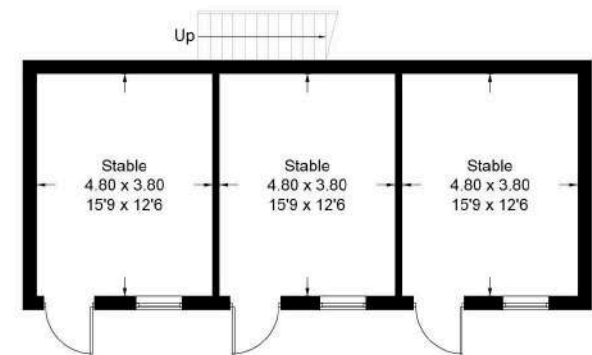


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**Stable - First Floor**

(Not Shown In Actual Location / Orientation)



**Stable - Ground Floor**

(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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