



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Gryffyn House, Wyre Lane  
Long Marston, Stratford-upon-Avon, CV37 8RQ





## The Property

A truly exceptional and beautifully reimagined period barn, Gryffyn House is a home of rare quality, offering approximately 3,600 sq ft of light-filled, impeccably finished accommodation. Recently renovated to an outstanding standard, the property blends timeless period character with an elegant modern country aesthetic, creating a home that is both impressive and wonderfully welcoming.

Discreetly positioned on a no-through private lane, Gryffyn House enjoys a peaceful setting amongst only a handful of substantial detached homes. As you approach via the gravelled courtyard, the sense of privacy and seclusion is immediately apparent.

The moment you step inside, the house delivers instant impact. A magnificent vaulted entrance hall, with double-height ceilings and a striking full-length window, floods the space with natural light and sets the tone for the quality and scale found throughout.

The ground floor is thoughtfully arranged, with the accommodation flowing into two distinct wings. The principal reception rooms are warm and inviting, including an elegant drawing room centred around a superb fireplace with log-burning stove, ideal for cosy evenings. A charming snug/morning room provides a tranquil retreat for quieter moments, while a separate family room and a large, well-positioned home office offer excellent flexibility for modern living.

At the heart of the home lies the stunning vaulted dining kitchen, beautifully designed to combine practicality with style. Bespoke cabinetry, contrasting quartz work surfaces and integrated appliances are complemented by space for informal dining and delightful views over the gardens. Alongside, sits a versatile playroom with mezzanine level above.











Upstairs, the sense of space continues. The generous first-floor landing benefits from deep built-in storage cupboards, while the bedroom accommodation is ideal for family life or hosting guests. The principal suite is particularly impressive, and features a luxurious en-suite with bath / shower room, along with a large fully fitted walk-in wardrobe. A further double bedroom also enjoys its own luxury en-suite shower room, while the remaining bedrooms are all comfortable doubles served by a stylish family bathroom.

Outside, the gardens are manageable and a highlight. Private, mature and part-walled, they wrap around the house on two sides and are beautifully stocked with established trees, shrubs and planting, providing a variety of spaces for outdoor dining, entertaining or play. To the front, ample parking is available within the attractive gravelled courtyard.

Gryffyn House occupies a highly sought-after village position, offering the perfect balance of rural tranquillity and excellent connectivity. Stratford-upon-Avon lies approximately 7 miles away, with the M40 (J15) around 11 miles distant. Warwick and Banbury are also within easy reach, with fast rail services from Banbury providing access to London Marylebone in as little as 63 minutes (times and distances approximate).

In every sense, Gryffyn House is a remarkable home —rich in character, flawlessly finished, and enjoying a wonderfully private setting in one of the area's most desirable locations.







5



5



3



0.20acres



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

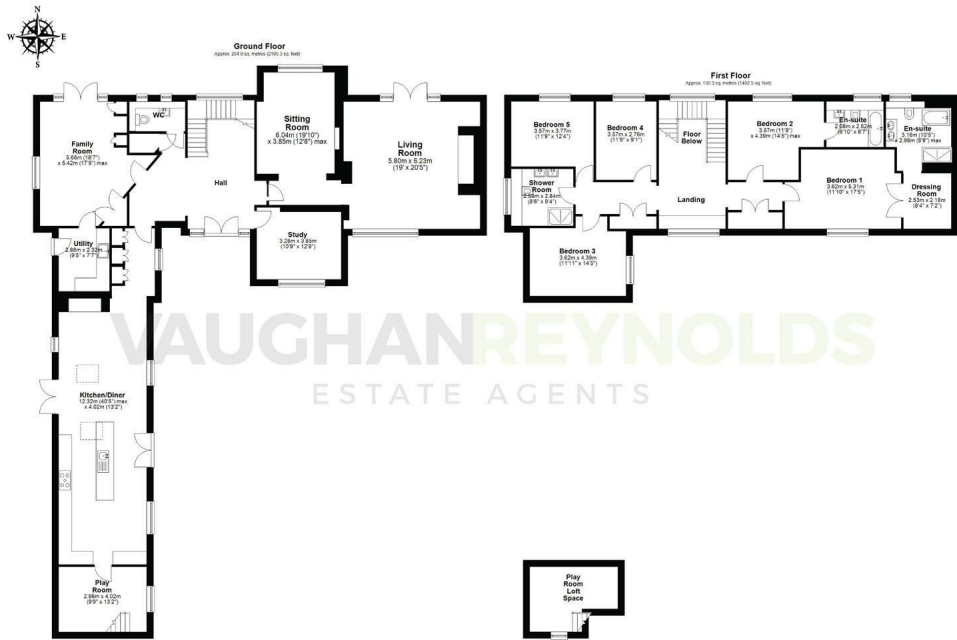
N.B. Residents of Wyre Lane contribute towards the upkeep and maintenance of the lane.

Services: Electric, water and drainage services are understood to be connected to the property. Heating is oil fired.

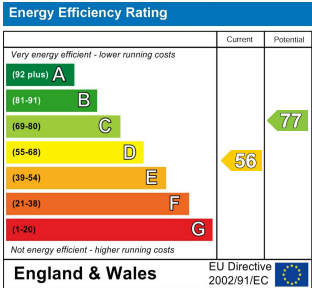
Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither



Total area: approx. 334.3 sq. metres (3597 sq. feet)  
DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk