



PRESTON PASTURES

Preston-on-Stour, Warwickshire



A PERIOD COUNTRY HOUSE IN A STUNNING QUIET LOCATION WITH LOVELY VIEWS

Surrounded by its own land and mature gardens. With an attached party barn,
cottage and outbuildings within five miles of Stratford-upon-Avon.

Summary of accommodation

Entrance hall | Drawing/dining room | Study | Cloakrooms | Sitting room | Breakfast room | Kitchen | Highland room | Vaulted 51-foot party room with mezzanine
gallery | Ground floor shower room | Utility | Five large bedrooms, including principal bedroom with dressing room and bathroom | Family bathroom

In all about 6,500 square feet

Cottage with sitting room, dining room with kitchen, cloakroom, three bedrooms and bathroom

Ample garaging and carports | Stores | Five bay barn ideal for installing stables or for additional storage

Long tree-lined drive | Superb gardens | Vegetable garden and greenhouse | Wildflower orchard | Paddocks and pastureland | Pond and woodland

In all about 32.32 acres

Lot 2: Detached Lodge with hall, sitting room, kitchen, cloakroom and utility room, three first floor bedrooms, bathroom and en suite shower room
Garden and amenity land

In all about 0.6 acres

Distances: Stratford-upon-Avon 5 miles, Moreton-in-Marsh 14 miles, Chipping Campden 7 miles, Shipston-on-Stour 8.5 miles
Warwick & Warwick Parkway station 14 miles, M40(J12) 11.5 miles, Banbury 24 miles, Leamington Spa 20 miles
Birmingham International Airport 32 miles (All distances and times are approximate)

SITUATION

Preston Pastures enjoys a beautiful setting surrounded by open countryside on the edge of the highly sought-after Warwickshire village of Preston-on-Stour. Renowned for its unspoilt rural charm, strong sense of community and picturesque location near the River Stour, the village offers a quintessential English country lifestyle.

Many of the village properties form part of the Alscot Estate, contributing to its well-maintained character and attractive surroundings. Community amenities include St Mary’s Church, a village hall and a village shop, while an extensive network of footpaths and bridleways across the Alscot Estate provides excellent opportunities for walking, riding and enjoying the countryside. An estate-owned pub and farm shop can be found nearby in Alderminster.

Despite its peaceful rural setting, Preston-on-Stour is conveniently located just 5 miles from Stratford-upon-Avon, which offers an excellent range of shopping, leisure and educational facilities, including a Waitrose supermarket. Rail services to London and the North are available from both Warwick Parkway and Moreton-in-Marsh stations, making the area well-connected while retaining its tranquil village appeal.

There is an excellent selection of state, grammar and private schools, including boys and girls grammar schools and The Croft Prep School in Stratford-upon-Avon. In Warwick are Warwick, Prep and Public school and King’s High School for Girls, as well as Bloxham and Sibford schools near Banbury and Kitebrook near Moreton-in-Marsh.

Racing is at Warwick, Stratford-upon-Avon and Cheltenham with polo at Cirencester. Golf courses are at Brailes, Tadmarton, Stratford-upon-Avon and the Welcombe Hotel.



LOT 1

Preston Pastures is an impressive family home, approached via a striking lime-tree-lined driveway and offering substantial, well-balanced accommodation, arranged around a wealth of original character and architectural interest. The house combines elegant reception spaces with comfortable family living, making it well-suited to a wide range of purchasers.

Throughout the property, period features include flagstone floors, exposed timbers, large double-glazed windows and attractive fireplaces, including inglenooks with wood-burning stoves, creating a warm and welcoming atmosphere. At the heart of the house is a fitted kitchen with an AGA and companion cooker, opening into a breakfast room and a west-facing conservatory that enjoys views across and access to the garden. The generous reception rooms provide excellent space for both entertaining and everyday family life.

The first floor offers five large bedrooms, all enjoying lovely views over the surrounding countryside, together with two bathrooms.





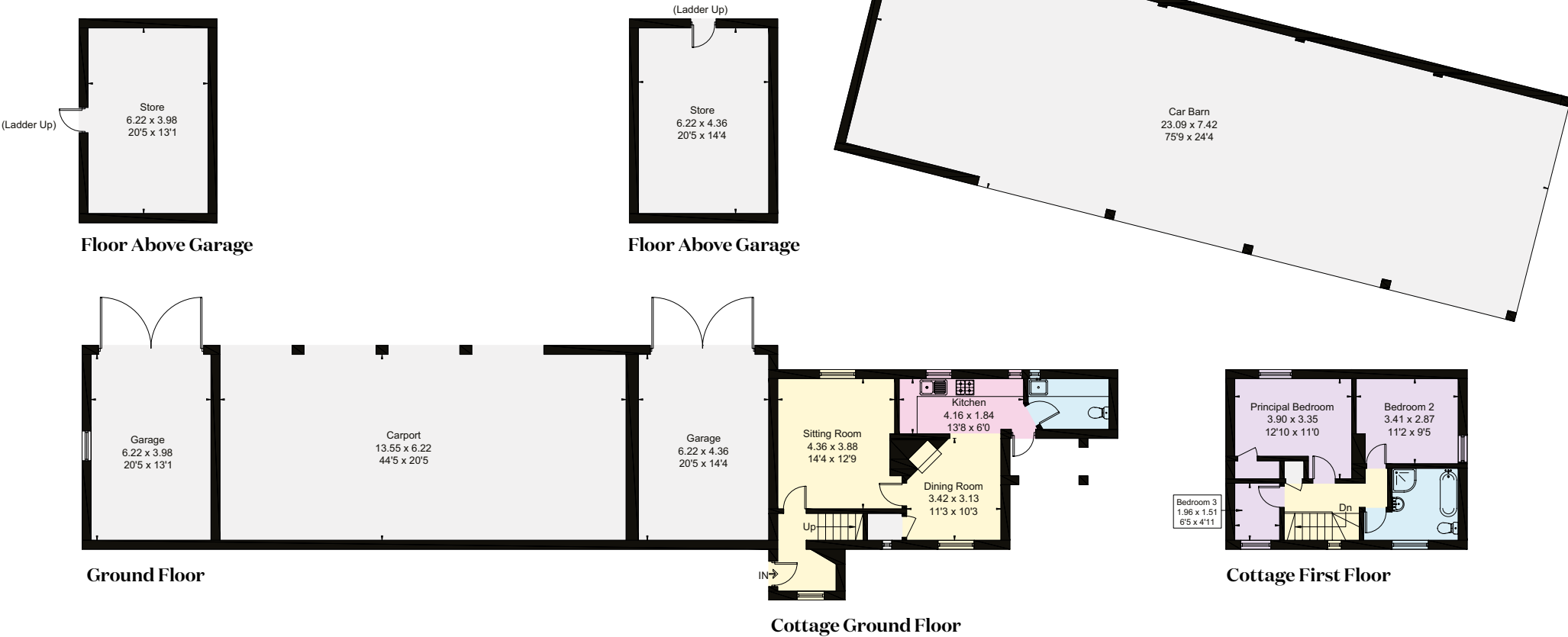


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Complementing the main house is an attached party barn, providing an exceptional vaulted entertaining space with exposed roof trusses, tall driftway windows and doors opening onto the garden. This versatile area also incorporates cloakrooms, a utility room and a gallery study/mezzanine, creating a unique and highly adaptable extension of the living accommodation.



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



Approximate Gross Internal Area
Building And Carport = 191.8 sq m / 2064 sq ft
Car Barn = 170.1 sq m / 1831 sq ft
Cottage = 88.3 sq m / 950 sq ft
Total = 450.2 sq m / 4845 sq ft

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GARDENS AND GROUNDS

Electric wrought iron gates open to a long lime-tree-lined tarmac drive, to ample parking space beside the house. The gardens are lovely, with lawns, mature trees, rose, lavender and herbaceous beds and borders, flagstone paths and patio and a broad, paved west-facing patio. There are larger areas of mown grass around the garden and along the side of the drive. Vegetable garden, greenhouse and a wildflower orchard with a mown path providing a haven for birds and wildlife.





The large concrete hard-standing parking area gives access to a traditional range of buildings providing garaging and carports and first-floor stores, and incorporates the Herdsman's Cottage, a three bedroom cottage, with its own private outdoor space and seating area, with an entrance hall. Sitting room, dining room opening to the kitchen, cloakroom and first floor bathroom with a bath and a separate shower.

There is a five-bay concrete frame farm building, enclosed on two sides, for machinery or hay storage, and would also be ideal for incorporating indoor stabling for horses.

The house and buildings are surrounded by their own grassland with hedges and mature shelterbelts, a pond and with views over open countryside beyond. There are no rights of way over the land.

In all about 32.32 acres



Herdsmans Cottage



Herdsman's Cottage



Herdsmans Cottage



Herdsmans Cottage



Herdsmans Cottage



Herdsmans Cottage



LOT 2

The detached Lodge is situated by the entrance gates to Preston Pastures and extends to about 1,440 square feet of accommodation and is a well-appointed brick-built house with three first-floor bedrooms, a family bathroom and an en suite shower room to the principal bedroom. On the ground floor are an entrance hall, an inner hall with a dual-aspect sitting room, a large kitchen/dining room with cupboards and a pantry, a cloakroom and a utility room.

Accessed through the main gates to Preston Pastures, with private parking and an attractive, mature garden, The Lodge also includes part of the orchard wrapping around the property, with a separate entrance gate off the drive. In about 0.59 acres

PROPERTY INFORMATION

Services: Mains electricity and water. Private drainage. LPG and oil central heating for Preston Pastures. Air-source heat pump for Herdsmans Cottage. LPG gas central heating for The Lodge.

Directions (CV37 8NJ): The property is situated about 0.6 miles south of the village on the lane to Admington. The gates will be found on the right-hand side.

What3Words: /// madder.chitchat.friends

Tenure: Freehold.

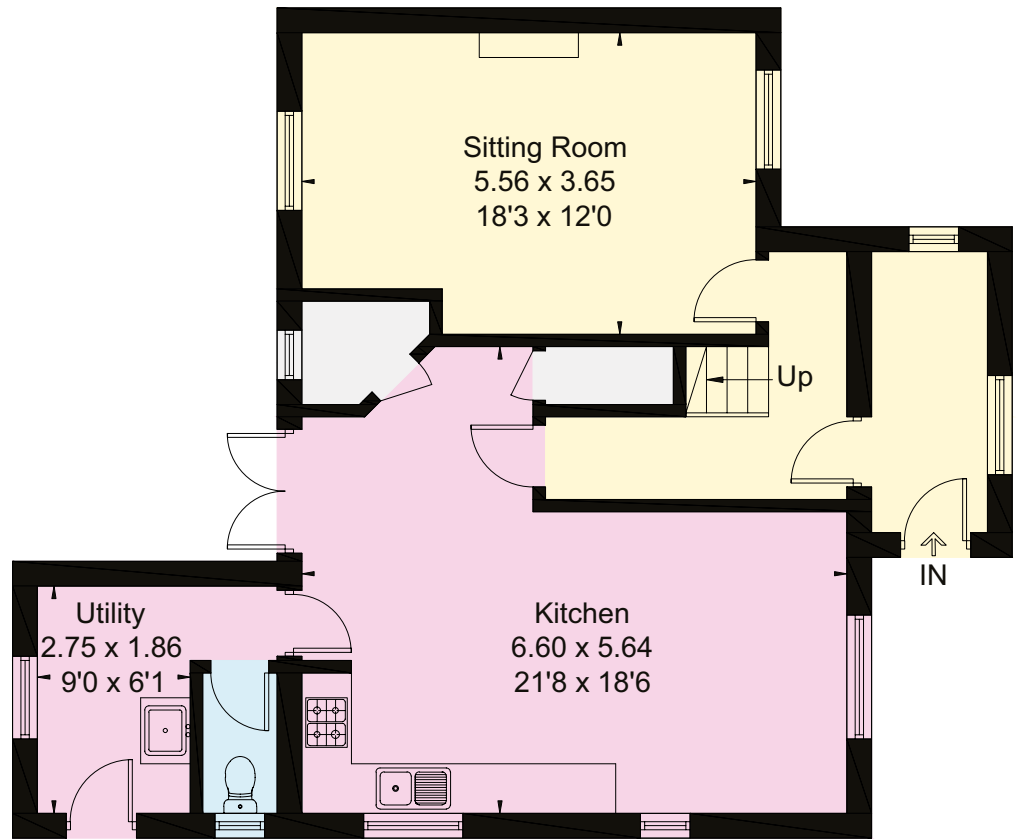
Local Authority: Stratford-on-Avon District Council

Council Tax Band: Preston Pastures Band G, Herdsman's Cottage Band C, The Lodge Band E

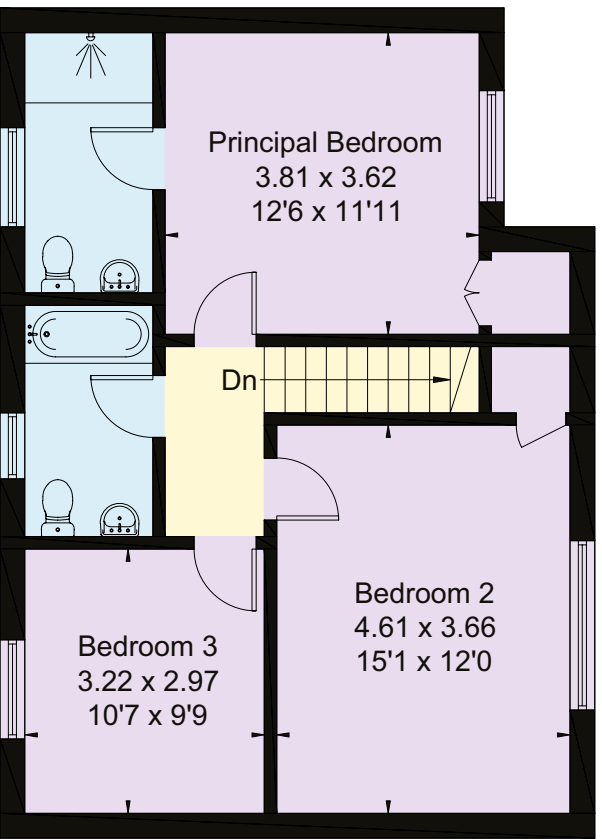
EPC Ratings: Preston Pastures: F, Herdsman's Cottage: E, The Lodge Cottage: F

Viewing: By prior appointment only through the agents.

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



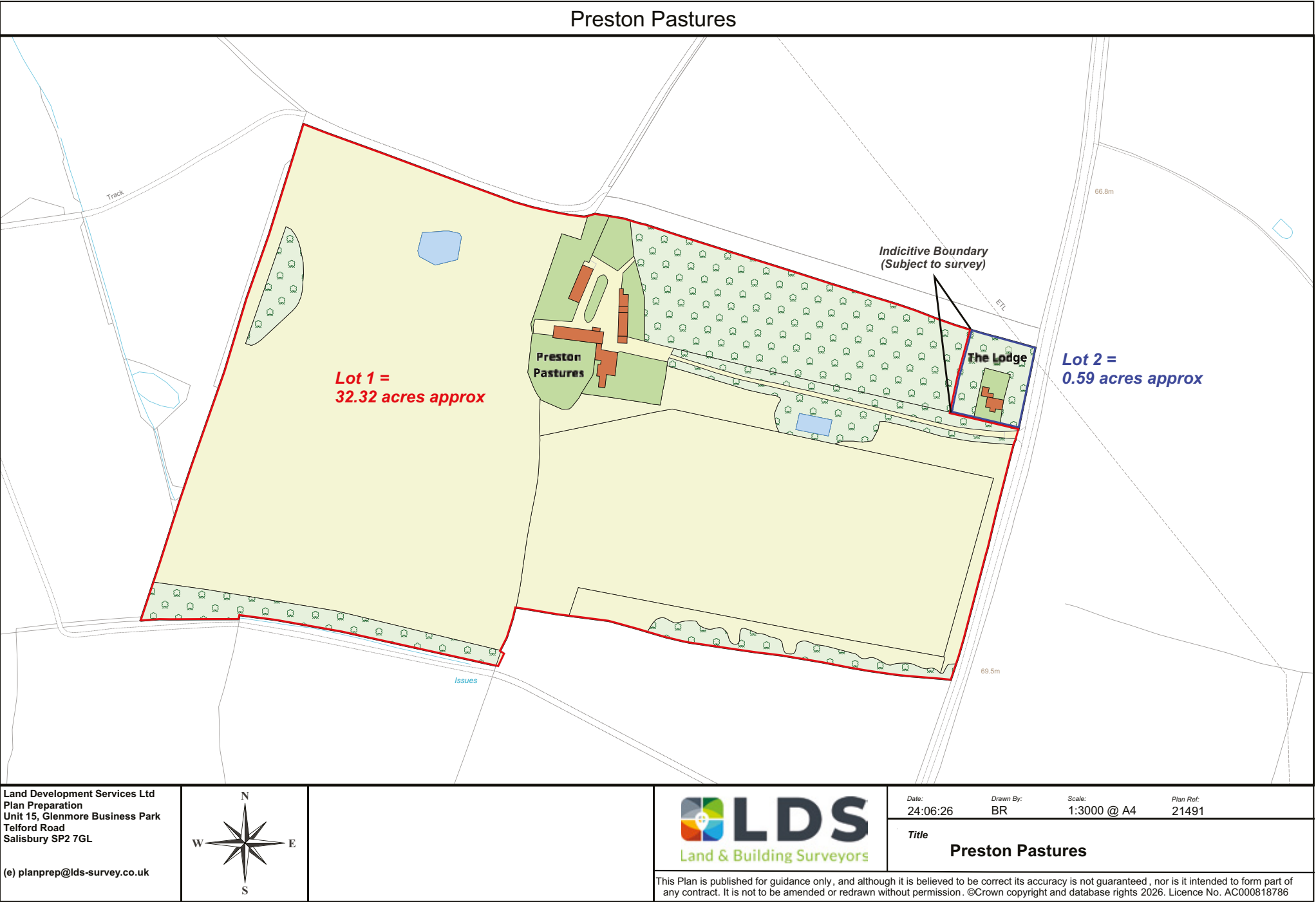
The Lodge Ground Floor



The Lodge First Floor

Approximate Gross Internal Area
133.8 sq m / 1440 sq ft

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Date: 10 July 2026
Our reference: STR012636221

Preston Pastures, Preston on Stour, Stratford-upon-Avon, CV37 8NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,950,000.

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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