

The background of the entire page is a photograph of Willowbrook House, a large, two-story brick residence with a dark tiled roof and two prominent chimneys. The house is partially covered in ivy and is surrounded by a lush green lawn and mature trees. In the foreground, a circular stone fountain with water spraying upwards is the central focus. The sky is blue with scattered white clouds.

WILLOWBROOK HOUSE

Preston Road, Lowsonford, Henley-in-Arden, Warwickshire



A BEAUTIFULLY CURATED AND METICULOUSLY REFURBISHED

country home, where timeless elegance meets contemporary design,
showcasing exceptional craftsmanship and the finest quality
materials throughout.



Local Authority: Warwick District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Willowbrook House is situated on the edge of the village within a short walk from the well-known Fleur De Lys public house. The village of Lowsonford has excellent access to the motorway network and the Midlands communication links with the M40 (J16) north, approximately 2 miles away and (J15) about 6 miles. There are shops for everyday requirements in Henley-in-Arden and more comprehensive shopping in Leamington Spa, Stratford-upon-Avon and Solihull. Nearby Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre.

There is a selection of grammar and private schools in the area to suit most requirements, including The Croft Prep School, Stratford-upon-Avon grammar schools, Warwick Prep and Public Schools, Kings High School for Girls in Warwick and Solihull School. There are race courses at Stratford and Warwick, and several golf courses in the area.









THE PROPERTY

Willowbrook House has been extensively remodelled and thoughtfully reimagined by the current owners, resulting in an outstanding home of remarkable style and sophistication. Every detail has been carefully considered to create a seamless blend of modern luxury and relaxed country living, with an emphasis on natural light, flowing spaces and a strong connection to the surrounding landscape. The interiors are both elegant and inviting, offering beautifully balanced accommodation perfectly suited to both family life and entertaining. The well-balanced accommodation combines elegant reception rooms with comfortable family spaces. A welcoming reception hall leads to a drawing room, sitting room and a stunning garden room with extensive glazing, creating a bright, versatile space for entertaining or relaxing. At the heart of the home is the impressive kitchen and breakfast room, designed as a stylish and sociable hub for everyday family life. Combining practicality with elegant design, it offers generous space for both cooking and informal dining, making it ideal for family gatherings and entertaining. A separate utility room provides additional convenience and keeps day-to-day tasks discreetly out of sight. Upstairs, the principal suite enjoys countryside views, a dressing area, luxurious en suite and private balcony. Further generously sized bedrooms are served by well-appointed bath and shower rooms, providing excellent accommodation for family and guests.







GARDENS AND GROUNDS

Outside, Willowbrook House is equally impressive. The gardens have been carefully established to provide a wonderful sense of privacy and seclusion, extending away from the rear elevation and creating an attractive transition between the house and the open countryside beyond. Immediately adjoining the house is a substantial stone-flagged terrace which provides an ideal setting for outdoor entertaining, summer dining and enjoying the tranquil surroundings. Beyond the terrace, sweeping lawns create a feeling of space and openness, whilst a feature pond and fountain provide an attractive focal point within the landscape. A summer house and a variety of seating areas are positioned to capture different aspects of the garden, allowing enjoyment throughout the day and across the changing seasons. The backdrop is particularly special, with the gardens merging seamlessly into the neighbouring countryside and benefiting from uninterrupted rural views that reinforce the property's strong sense of tranquillity. Willowbrook House is a property of considerable appeal; a home that successfully combines the character and proportions of a traditional country residence with the comfort, efficiency and style demanded by modern living. Willowbrook House is ready for immediate occupation and presents a rare opportunity to acquire a beautifully presented family home in an enviable setting.







Services

Mains water, mains electricity and private drainage. Oil-fired central heating.

What Three Words:

///norms.boil.shell







Denotes restricted
head height



Willowbrook House



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 321.4 sq m (3,459 sq ft) inc. Garage
Outbuilding: 13.4 sq m (144 sq ft)
Total: 334.8 sq m (3,603 sq ft)

This plan is for guidance only and must
not be relied upon as a statement of fact.
Attention is drawn to the Important Notice
on the last page of text of the Particulars.



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Date: 11 September 2026
Our reference: STR012488068

Willowbrook House, Preston Road, Lawsonford, Henley-in-Arden, B95 5EZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,999,950.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

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

KNIGHT FRANK LLP

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