



ALDERBURY BARN

Hill Farm, Alderminster, Stratford-upon-Avon, Warwickshire



A VERY FINE, NEWLY CONVERTED PROPERTY, CREATED FROM TRADITIONAL 19TH-CENTURY BRICK BARNES, PROVIDING A STUNNING FIVE-BEDROOM HOME IN A LOVELY ELEVATED RURAL LOCATION.

The property provides a blend of attractive modern styling whilst maintaining original features to provide a substantial, unique and architecturally interesting family home in an idyllic setting. The combination of historic features with modern building and energy standards makes this a rare opportunity.

Alderbury Barn 3,683 square feet plus two open-fronted garages • Enclosed courtyard with electric gates and paved terraces

Entrance hall • Cloakroom • Study • Drawing room • Ground floor bedroom 5 with en suite shower room
Kitchen/breakfast room with sliding patio doors opening to the dining room and to the family room with bifold doors to the garden

Galleried landing • Principal bedroom with dressing room and bathroom • Two further bedrooms and family bathroom
Bedroom 2 with en suite shower room

Garden and patio.

SITUATION

Alderbury Barn at Hill Farm is situated a short distance above the popular village of Alderminster, close to Stratford-upon-Avon and within walking distance of an award-winning gastro pub, The Bell. Extensive shopping, restaurant and leisure facilities, including the world-renowned Royal Shakespeare Company, can be found at nearby Stratford-upon-Avon.

The area is well served by state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys, Shotton School for Girls and Stratford High School. Warwick and Leamington Spa also provide excellent schooling, including Warwick Prep and Public School and King's High School for girls. Bloxham and Sibford near Banbury and Kitebrook near Moreton-in-Marsh.

For the commuter, there is easy access to the M40 (J15) approximately 10 miles away, while there is a regular train service from Warwick Parkway and Banbury to London Marylebone and from Moreton in Marsh to London Paddington. Racing is at Warwick, Stratford-upon-Avon and Cheltenham.

Polo at Cirencester. A popular location for equestrian activities and access to competitions and events. Golf courses are at Brailes, Tadmerton, Stratford-upon-Avon and the Welcombe Hotel.

Distances:

Stratford-upon-Avon 5 miles, Shipston-on-Stour 5.5 miles, M40 (J15) 10 miles, Moreton-in-Marsh 11 miles, Warwick 11 miles, Leamington Spa 11 miles, Warwick Parkway Station 11 miles (intercity trains to London Marylebone from 69 minutes) (distances and time approximate)





THE PROPERTY

In a sought-after rural location, yet close to Stratford-upon-Avon and the Cotswolds, Strathbury Barn and Alderbury Barn offer an exciting opportunity to purchase a very high-quality conversion created from a range of brick barns with timber cladding, slate roofs and high-performance black aluminium windows. The property incorporates traditional features, exposed truss timbers with uplighting and modern levels of thermal efficiency and insulation.

The property has a secure courtyard and terraces to the front and garden to the rear. The property has first-floor views over open countryside. The design was originally produced by renowned Cotswold-based Tyack Architects and enhanced further by Pinnacle Architecture.

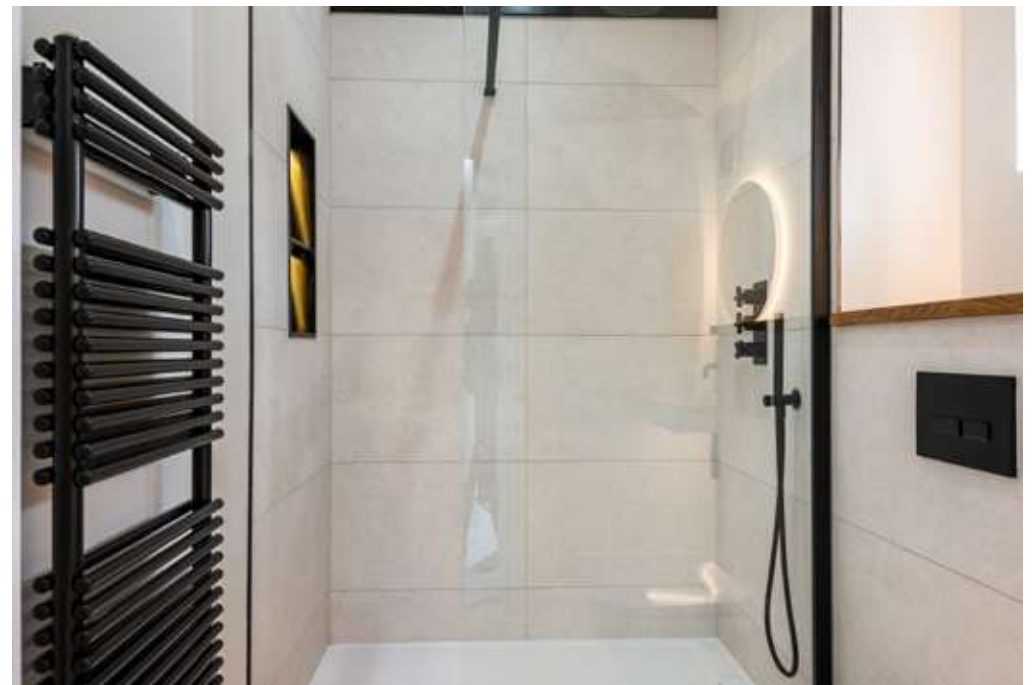
Alderbury Barn has a double-height reception hall. The property has porcelain tiles throughout much of the ground floor, which benefits from underfloor heating. Top-of-the-range solid timber Shaker kitchen and utility units from the award-winning Neptune, which carry a lifetime manufacture guarantee. Quartz worktops run throughout both rooms. Integrated appliances comprise an AGA induction oven and hob, Neff dishwasher, warming drawer, fridge and two freezers, plus a freestanding wine cooler.

First-floor accommodation has vaulted ceilings and exposed timber roof trusses. Sanitary ware includes Lusso wash basins, showers and baths, Porcelanosa tiles, touch-light mirrors and a copper bath in the main bedroom. Oak front door and staircase made of oak with wrought iron bannisters.

The property is sold with the benefit of a 10-year ICW structural defect warranty.





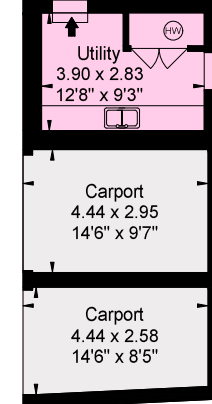
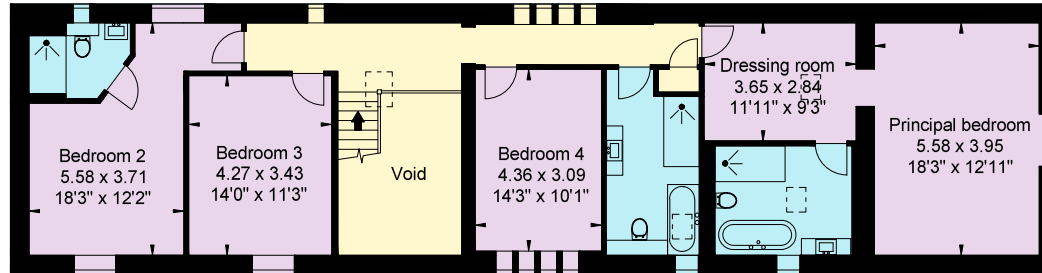
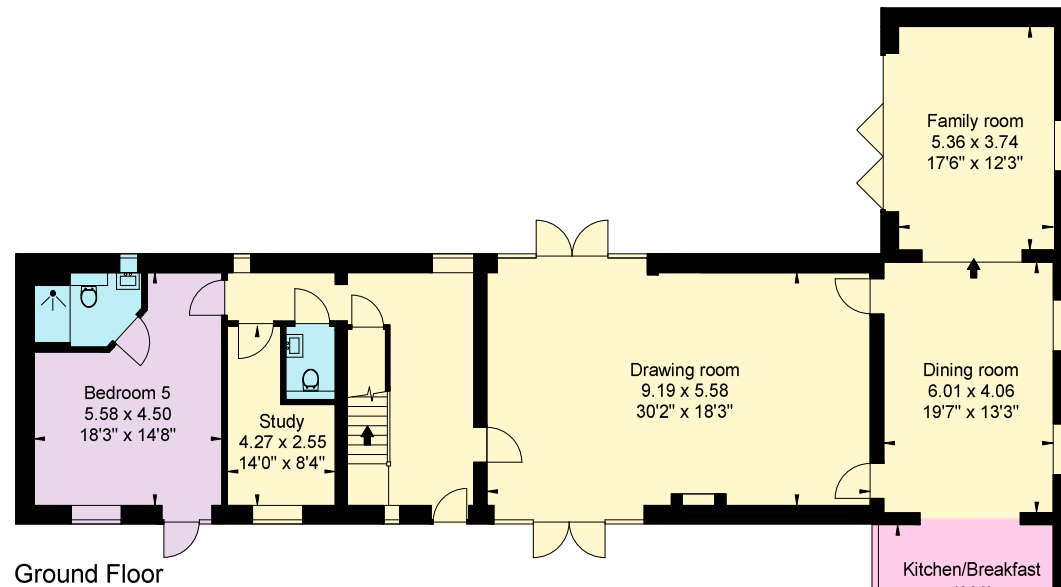
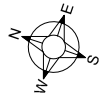




OUTSIDE

Outside the secure courtyard is gravelled in Yorkshire Cream, with electric gates controllable via a wall-mounted screen or App. The property has two open-fronted garages and ample secure parking. Behind are a number of paved patios and secure boundary fencing for privacy.

Please Note – The gravel and grass on the external photographs have been digitally enhanced.



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 342 sq m / 3,683 sq ft

Carports: 24 sq m / 259 sq ft

Total: 366 sq m / 3,942 sq ft

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.



PROPERTY INFORMATION

Services

Mains water and electricity are connected to the property. Private, low-maintenance sewerage treatment plant. Air source heat pump heating. Full fibre broadband. Electric vehicle charging points.

Directions (CV37 8PE)

From Stratford-upon-Avon, proceed south on the A3400 towards Shipston-on-Stour. After approximately 4.5 miles, you will arrive at the village of Alderminster. After passing The Bell public house on the right-hand side, take the second left on to New Road. Proceed up the hill out of the village, and Hill Farm will be found on the right-hand side, and the access to the barns is the second entrance past the farmhouse.

What3words

///schematic.booth.paving

Tenure

Freehold

EPC

Alderbury Barn Band C

Local Authority

Stratford-on-Avon District Council. Telephone 01789 267575

Council Tax

TBC

Viewing

By prior appointment only with the agents

We would be delighted
to tell you more.

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Date: 05 August 2026
Our reference: STR012625503

Alderbury Barn, New Road, Alderminster, Stratford-upon-Avon, CV37 8PE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,875,000.

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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We'd love to help you.

Yours faithfully

KNIGHT FRANK LLP

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