



Brick Kiln Pastures  
Fosse Way | Ettington | Stratford-upon-Avon | Warwickshire | CV37 7PA

FINE & COUNTRY

# BRICK KILN PASTURES



*This beautifully presented, bespoke architect designed, extensive six-bedroom home offers more than 21 acres of land, a large barn and a separate one-bedroom annexe.*



# KEY FEATURES

---

An impressive private gated driveway gives access to this stunning, bespoke architect designed, extensive six-bedroom, five-bathroom country home with five reception rooms and more than 21 acres of land, a large barn and a separate one-bedroom annexe.

## Ground Floor

An oak framed covered porch leads into the grand reception room with built in storage and stairs rising to the first floor. To the left of the reception room is the beautiful open plan kitchen dining room which is flooded with light from dual aspect windows and bifold doors leading out from the dining area onto the terrace and garden beyond.

The high-end shaker style kitchen features a large central island with bar seating and has everything you would expect from a modern family kitchen, including Wolf induction hob, Sub Zero wine fridge, Wolf double oven with warming drawer, Sub Zero fridge freezer and Gaggenau dishwasher. To the side of the kitchen is a fully fitted utility room with integrated Neff coffee machine, microwave and dishwasher, and provides access to a second w/c, the double garage and garden.

The spacious dining area can comfortably accommodate a table for ten and the bifold doors seamlessly connect this area with the outside entertaining space. To the right of the dining area is the family room, a light a spacious room featuring wooden flooring and large bifold doors leading onto the terrace area, this room offers flexible additional living space perfect for family living.

Double doors to the left of the dining area lead to a study with built in storage and desk units providing a wonderful home office space.

To the right of the reception room is a second fitted study, a guest cloakroom and the sitting room. The generous sized sitting room with plush carpet flooring, fireplace and bifold doors to the garden is a wonderfully bright and inviting space perfect for relaxing on an evening.













# KEY FEATURES

---

## First Floor

The beautiful oak and glass staircase rises from the reception room to a spacious first floor landing giving access to five bedrooms and four bathrooms on the first floor.

The principal bedroom suite consists of a substantial sized double bedroom with vaulted ceiling, dressing room area and an ensuite bathroom. The principal bedroom features French doors leading out onto a balcony, taking full advantage of the beautiful countryside views and has been cleverly separated by built in wardrobes to create a fantastic dressing area. The ensuite bathroom features his and her sinks, a separate bath and walk-in rain shower.

The second bedroom is also a generous sized double bedroom with built in wardrobes and dressing table with doors overlooking the view to the rear of the house and a fully tiled ensuite bathroom with large walk-in rain shower.

Bedrooms three and four are both good sized doubles with bedroom three benefiting from oak built in wardrobes and are both serviced by the large family bathroom with separate bath, walk in shower.

Bedroom five is a generous sized double bedroom flooded with light from three skylights, his and hers walk in wardrobes and a spacious ensuite bathroom with walk-in shower and vaulted ceiling.

## Second Floor

Stairs from the first-floor lead up to a generous sized top floor room with triangular and skylight windows which is currently used as a home gym and beauty room but could be used as a sixth bedroom if desired.









# KEY FEATURES

---

## **Annex and Barn**

The gravel driveway continues around the side of the main house to a one-bedroom annex and a large barn with ample space outside for several vehicles.

The single-story annex consists of a spacious open plan living area with a kitchen, a good-sized double bedroom with French doors and an ensuite shower room.

The large barn to the side of the annex has multiple uses from storing a classic car collection to housing multiple horses. Currently set up for equestrian use it benefits from three stables, a tack area and ample space for storage.





# KEY FEATURES

---

## Outside

Accessed via a long treelined driveway and through a private gated entrance, the grand gravel driveway provides ample offroad parking for several vehicles and gives access to the double garage and the annex and barn to the rear.

The formal gardens to the rear of the house have been beautifully landscaped with a large wrap around terrace featuring an Allison Armour Sphere fountain, providing ample space for entertaining or relaxing, mature trees, shrubs and flower beds, a large lawned area and an impressive large timber "Breeze House" with power, heating and lighting.

The stunning gardens and grounds to this house offers something for everyone with in excess of 21 acres (stm) providing ample space for equestrian, agricultural, livestock or leisure facilities.









# LOCAL AREA

---

With its post office, general stores, a public house, a coffee shop, primary school, village hall, playing fields and the beautiful village church, which is a feature of the village. Ettington offers the perfect village location. The local supermarket is Waitrose.

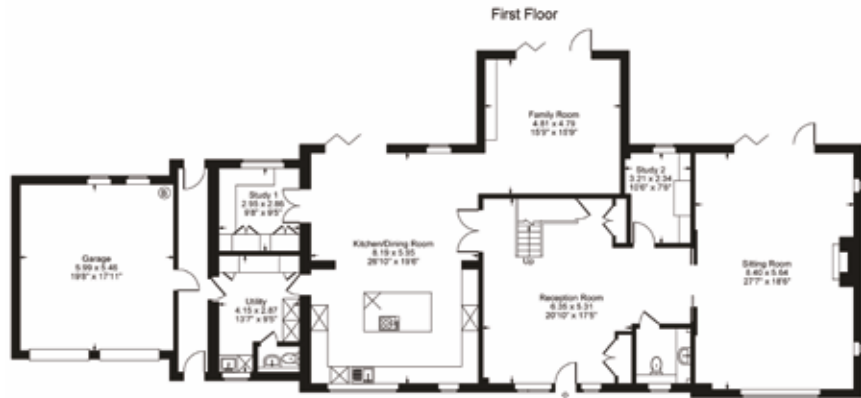
The nearest major town is Stratford-Upon-Avon which is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is an excellent choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 12, is circa 10 miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Only 30 minutes to Soho Farmhouse, 25 minutes to Chipping Norton, and Warwick and Leamington Spa are circa 20-minute drive away.

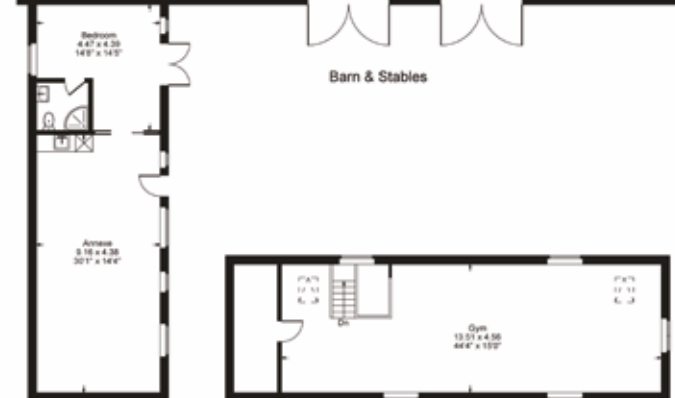
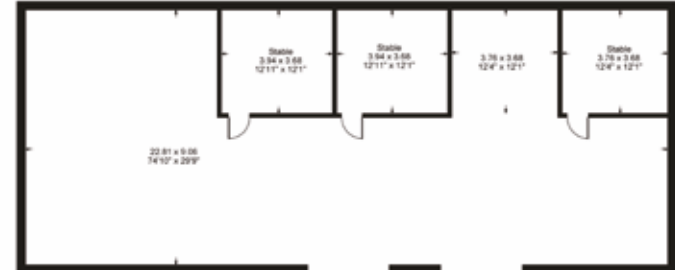
For those wishing to commute, Banbury, Leamington Spa and Warwick all provide a direct train service to London, and Birmingham International airport is just over 30 minutes away.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.

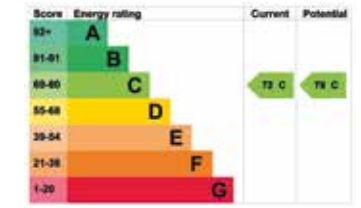




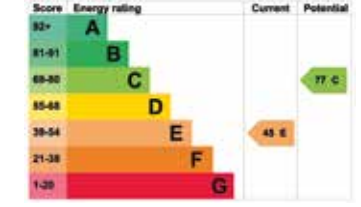
Approximate Gross Internal Area  
 Main House = 533.72 m / 5745 sq ft  
 Garage = 32.21 sq m / 347 sq ft  
 Annexe = 62.91 sq m / 678 sq ft  
 Barn & Stables = 206.65 sq m / 2224 sq ft  
 Total Area = 835.49 sq m / 8994 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Main House



Annexe



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.02.2025





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



---

## JAMES PRATT

PARTNER AGENT

Fine & Country Leamington Spa  
07540 649103  
james.pratt@fineandcountry.com

James joined Fine & Country in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Stratford-upon-Avon on



Fine & Country Stratford-upon-Avon  
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB  
01789 332 600 | stratford@fineandcountry.com

