



THE OLD VICARAGE

Bearley, Nr Stratford-upon-Avon, Warwickshire



A FINE VILLAGE HOUSE OF ARCHITECTURAL INTEREST WITH FAR-REACHING VIEWS AND BEAUTIFUL LANDSCAPED GARDENS

Summary of accommodation

Reception hall | Six reception rooms | Kitchen/dining room | Utility | Boot room | Cloakroom

Wine cellar

Six Bedrooms, Three bathrooms | Separate first floor WC

Parking for several cars | Detached double garage with home office above | Tennis court | Terracing | Landscaped gardens

In all about 1.65 acres

Distances: Stratford-upon-Avon 4 miles, Henley-in-Arden 4 miles, Warwick & Leamington Spa 8 miles, M40 (J15) 6 miles
Warwick Parkway Station 7 miles (Intercity trains to London Marylebone 78 mins), Birmingham International Airport 25 miles
(All distances and times are approximate)

WARWICKSHIRE

The pretty village of Bearley, with its train station and parish church close to The Old Vicarage, is located 4 miles to the north of Stratford-upon-Avon, where there are excellent shopping and recreational facilities, including a Leisure Centre and the well-known Royal Shakespeare Theatre.

Intercity trains run from Coventry (about 18 miles) to London Euston and from Warwick Parkway (about 7 miles) to Marylebone. There is also a turbo train service from Stratford-upon-Avon to Marylebone and commuter services to Birmingham. Henley-in-Arden is about 6 miles away. There is good access to the M40 (J15), about 6 miles.

In the area, there are state, grammar and private schools to meet most requirements, including Warwick Prep and Public School for Boys, Kings High School for Girls, The Squirrels, The Croft Preparatory School and Stratford-upon-Avon grammar schools.



There are local race courses in Stratford-upon-Avon and Warwick and golf courses at Leek Wootton, Bearley and Stratford-upon-Avon.

The Heart of England Forest Trust owns extensive tracts of land a short distance from the property where thousands of native trees are being planted, creating extensive permissive woodland walks, a protected landscape and all the wildlife and benefits that this will produce in the future. There are footpaths and bridle paths also giving access to the surrounding countryside.

Few properties can boast a panoramic view to compare with The Old Vicarage. From the house, the lawn and vantage points on the land, the view is uninterrupted and stretches across four counties.

THE PROPERTY

With elements of Arts & Crafts architecture and careful architectural detailing to extensions by the present owners, The Old Vicarage is a most attractive and private family house with lots of accommodation, with formal and informal living spaces and standing in extensive gardens with a tennis court. The Old Vicarage is an exceptionally handsome house with 1800's origins that offers very generous family accommodation, which is light and airy and flows from one room to the next. There is also excellent outdoor entertaining space, and throughout the house are high ceilings and oak flooring to certain rooms.

The solid wood front door, with fan light above, opens to an entrance hall with a feature fireplace, cloakroom and stairs down to a superb wine cellar.

The entrance hall flows through to the library, which has a feature fireplace and a range of built-in bookshelves. Double aspect sitting room, with a working fireplace and French doors to the wonderful garden room with a fabulous view of the gardens.

Rear hall with a spiral staircase within the turret to the galleried landing. Spacious double aspect study.

Useful boot room and the large kitchen/dining room. The fitted kitchen offers a range of built-in cupboards, including a hideaway home office, and a large breakfast island. There are granite worktops and appliances include Miele electric oven, steam oven, warming drawer and an induction hob with a downdraft extractor. Freestanding appliances include a Fisher & Paykel dishwasher and Sub-Zero fridge freezer. French doors open to a wonderful decked terrace, creating a superb indoor and outdoor entertaining space. Large formal dining room and a family room. Fitted utility room with space for two larder fridges, washing machine and tumble dryer.

From the hall, an oak staircase rises to a large galleried landing with a fine, feature-stained glass window.





The triple aspect principal bedroom has an exposed timber frame, walk-in wardrobe and a well-appointed en suite with a corner shower and roll top bath.

There are five further bedrooms served by a separate WC, family bathroom fitted with a bath and double shower enclosure, and a family shower room fitted with a walk-in double shower that is Jack and Jill to two of the double bedrooms.



OUTSIDE

The wonderful west and south-facing grounds extend to about 1.65 acres.

Electric gates open to brick-paved parking for numerous cars. The detached double garage, with two electric doors and electric car charging point, has a useful home office above with a shower room, which alternatively could be used as ancillary accommodation.

Across the front of the house is a mature creeping hydrangea, and the front lawned garden is edged with mature beds. A solid wood arched door opens to the rear gardens.

The large multilevel lawned rear garden is beautifully landscaped and has a number of strategic seating areas, well-stocked beds and a very well-maintained tennis court.

Behind the house is paved terracing and a large composite decked terrace with a pergola over, creating a wonderful al fresco dining and entertaining area.

At the top of the garden are steps up to a decked terrace, from which wonderful far-reaching countryside views can be enjoyed to the distant Malvern Hills. There is also a lower paved and gravel terrace that overlooks the tennis court.

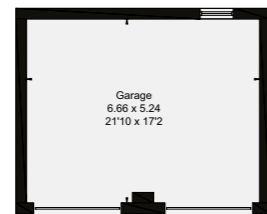
There is a wildlife pond at the bottom of the garden that is required to be retained for ecological purposes as a condition of an implemented planning consent. Double gates open from the private shared drive extending along the southern boundary, which provides vehicular access to the rear garden.

Throughout the grounds are mature trees, and of particular note is the majestic Lime tree in the rear garden.



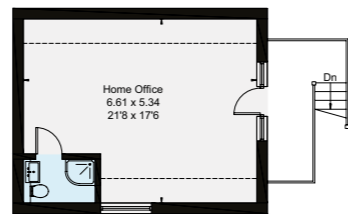


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)

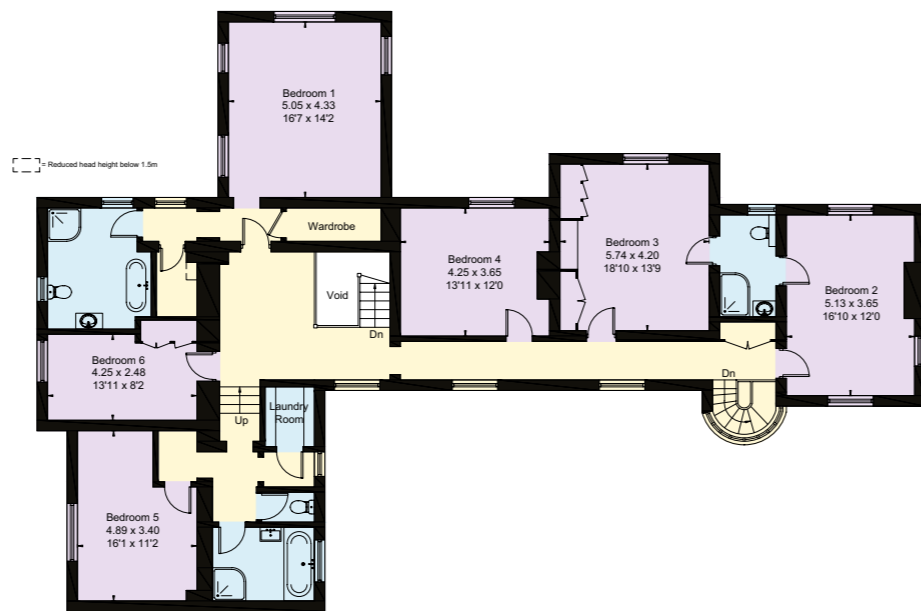


Outbuilding First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 464.9 sq m / 5004 sq ft

Cellar = 38.7 sq m / 416 sq ft

Garage = 34.9 sq m / 376 sq ft

Outbuilding = 35.0 sq m / 377 sq ft

Total = 573.5 sq m / 6173 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 electricity, water, gas and drainage are connected to the property. Gas-fired central heating. Telephone with Broadband available.

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band H

EPC: D

Tenure: Freehold

Directions (CV37 0SR): From the A3400, proceed to Bearley, and the drive to The Old Vicarage will be found on the right-hand side, 75 yards past the red telephone box.

What3words: ///nuptials.fell.sings

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Date: 22 June 2026
Our reference: STR070374

The Old Vicarage, Snitterfield Road, Bearley, Stratford-upon-Avon, CV37 0SR

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

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