



# BARN COTTAGE

Alderminster, Warwickshire



## A DELIGHTFUL PERIOD, VILLAGE HOUSE FULL OF CHARACTER

In an exceptional and highly sought-after setting, offering unrivalled views across rolling farmland beyond



Local Authority: Stratford-on-Avon District Council

Council Tax band: E

Tenure: Freehold



## SITUATION

Barn Cottage sits in the heart of the sought-after village of Alderminster, just a short drive from Stratford-upon-Avon and a few minutes' walk from the award-winning Bell gastro pub, with nearby Shipston-on-Stour providing a wide range of everyday amenities and further shopping, leisure and cultural attractions – including the world-famous Royal Shakespeare Company – easily accessible in Stratford. The area offers excellent schooling, with well-regarded state, grammar and independent options in Stratford-upon-Avon, Warwick, Banbury and Moreton-in-Marsh, while commuters benefit from easy access to the M40 (J15) approximately 10 miles away and regular rail services to London from Warwick Parkway, Banbury and Moreton-in-Marsh. Leisure opportunities are plentiful too, with racecourses at Warwick, Stratford and Cheltenham, and golf courses at Brailes, Tadmarton, Stratford and the Welcombe Hotel.





## THE PROPERTY

Barn Cottage is a delightful home in an exceptional and highly sought-after setting, offering unrivalled views across the rolling farmland beyond. Peaceful, private and perfectly positioned, it blends charming character with beautifully presented accommodation to create a truly standout countryside residence.

The welcoming entrance dining hall sets the tone on arrival. The triple-aspect sitting room is a particular highlight—filled with natural light and designed to showcase the stunning outlook. The dining kitchen forms the heart of the home, ideal for everyday living, while a home office, cloakroom and utility room add convenience and flexibility to the ground floor.

Two well-proportioned ground-floor bedrooms, each with its own en suite bathroom, offer superb comfort and versatility. Upstairs, two generous double bedrooms are served by a stylish family bathroom, making this an ideal home for families and visiting guests alike.



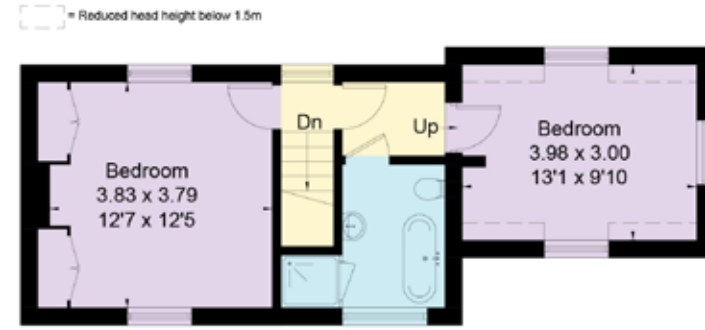


Outside, Barn Cottage is equally impressive. A generous private driveway offers ample parking, while the gardens are exceptional—expansive lawns bordered by mature trees and hedging, thoughtfully designed patio areas, and a selection of useful outbuildings that add further scope and versatility. The beautifully positioned summer house, enjoying the very best of the views, provides an idyllic spot to relax, work, or entertain in complete tranquillity.

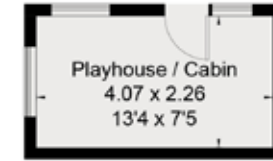
Services: Gas central heating. Mains water and drainage.

What 3 words : [//printout.surfacing.boil](http://printout.surfacing.boil)

Approximate Floor Area = 161.9 sq m / 1743 sq ft  
 Outbuildings = 52.0 sq m / 560 sq ft  
 Total = 213.9 sq m / 2303 sq ft



First Floor



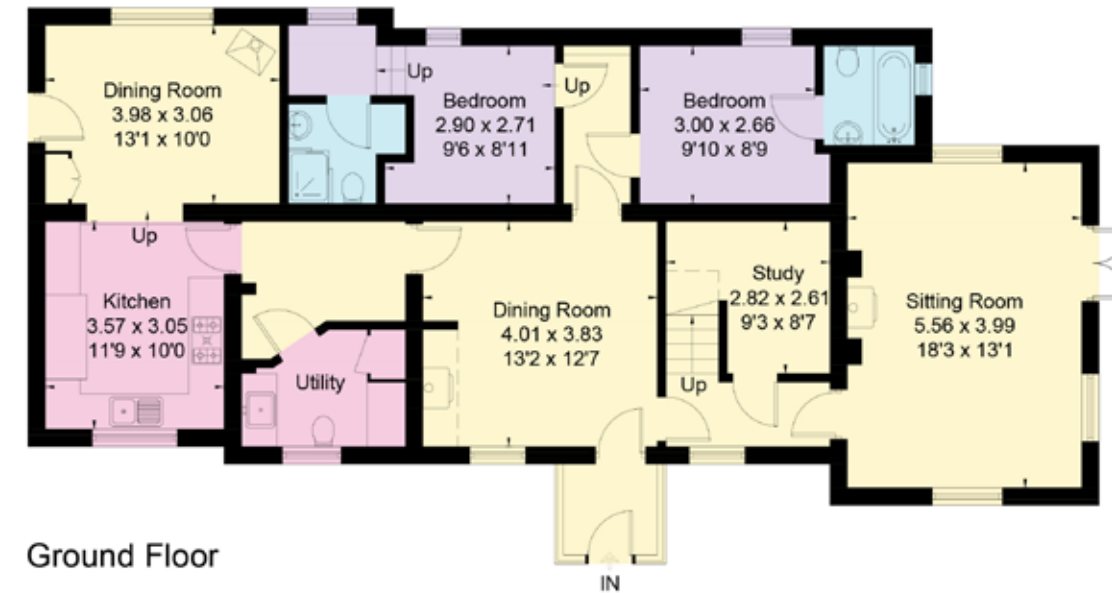
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103254



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Date: 14 April 2026  
Our reference: STR012527834

## Barn Cottage, Campden Lawns, Alderminster, Stratford-upon-Avon, CV37 8PA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £735,000.

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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