



CHURCH HOUSE

Preston-on-Stour, Warwickshire



AN ELEGANT GRADE II LISTED VILLAGE HOME.

With lovely period details, attractive gardens and views
towards the church and rolling countryside beyond.



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EPC

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Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold

What Three Words///pinks.hunk.sake

Services: Mains electricity and water. Mains drainage. Oil fired central heating. LPG Oven

Viewing: By prior appointment only through the agents.

SITUATION

Preston-on-Stour is a sought-after Warwickshire village known for its rural charm, peaceful setting and strong community feel. Surrounded by rolling countryside near the River Stour, it offers an unspoilt village environment while remaining close to essential amenities.

Located within a Conservation Area, the village has retained its traditional character. Many of the properties are part of the Alscot Estate, which helps ensure the village is well-maintained. Local facilities include St Mary's Church, a village hall and a shop, along with direct access to extensive footpaths and bridleways across the estate.

Nearby Alderminster provides further convenience with The Bell Inn, a multi-award-winning country pub, restaurant and hotel and the Alscot Business Park. Stratford-upon-Avon is just 4 miles away, offering a full range of shopping, leisure and schooling options, including a Waitrose supermarket. Rail services to London and the North are available from both Warwick Parkway and Moreton-in-Marsh.

Preston-on-Stour offers an attractive blend of countryside living, heritage and practical accessibility close to Stratford-upon-Avon.

DISTANCES

Stratford-upon-Avon 5 miles, Shipston-on-Stour 8 miles, Chipping Campden 9 miles, Moreton-in-Marsh 14 miles, Warwick 12 miles, M40(J12) 11miles, Banbury 20 miles, Leamington Spa 15 miles. (distances are approximate).













THE PROPERTY

Church House is a beautiful Grade II listed home, rich in character and timeless appeal. Inside, beautifully exposed wall and ceiling beams, charming period fireplaces, and striking areas of exposed brickwork create a warm and inviting atmosphere throughout. Tiled floors add to the home's historic charm, all complemented by generous, versatile accommodation arranged over multiple floors – perfect for modern family living with a distinctive sense of heritage.

The property opens into a delightful entrance hall featuring an original fireplace, leading to a formal dining room and a sizeable drawing room, both enhanced by attractive period fireplaces. A charming kitchen/breakfast room forms the heart of the home. There is also a home office, cosy snug with log burner, utility room, boot room and cloakroom to the ground floor.

The upper floors provide an impressive principal bedroom suite, six further well-proportioned bedrooms and two additional bathrooms, offering ideal space for family living and guests alike.

Rich in period charm and architectural detail, this exceptional home seamlessly blends historic character with practical family accommodation.

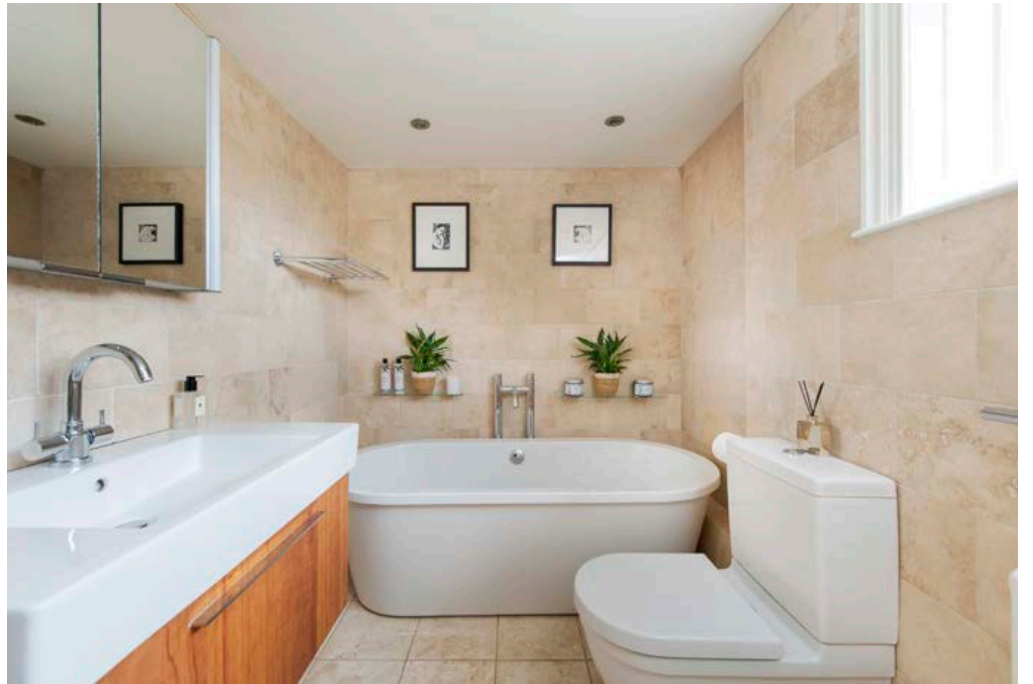
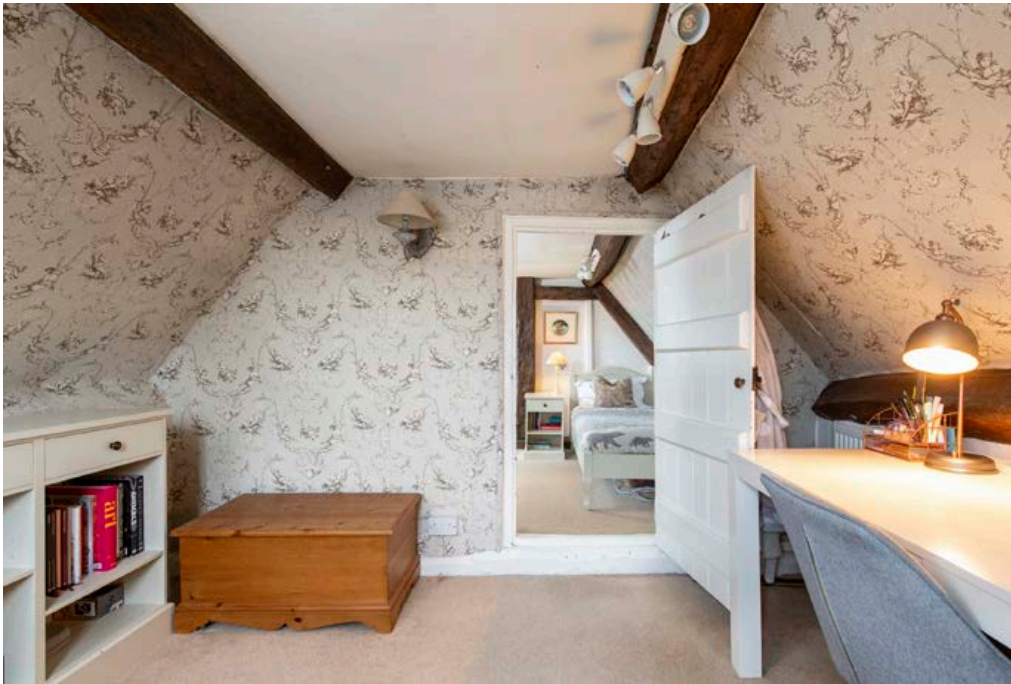














GARDENS AND GROUNDS

The gardens and grounds are simply delightful, having a perfectly placed patio area offering an idyllic space for one to sit and enjoy the tranquillity of this garden. The formal gardens are mainly laid to lawn with a variety of mature trees and herbaceous borders, clearly this garden works incredibly well for a family to enjoy. A variety of outbuildings also offer space to store garden tools and machinery.

Note: Part of the driveway and the back part of the garden are under license from Alscot Estate for £350, renewed yearly.









Approximate Gross Internal Area
House: 360 sq m / 3,876 sq ft
Outbuildings: 24 sq m / 260 sq ft
Total: 384 sq m / 4,136 sq ft
inc. restricted head height
exc. eaves

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.

We would be delighted
to tell you more.

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Date: 20 February 2026
Our reference: STR012420089

Church House, 50 Preston on Stour, Stratford-upon-Avon, CV37 8NG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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



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