



10 Goldicote Hall  
Goldicote | Stratford-upon-Avon | Warwickshire | CV37 7NY

# STEP INSIDE

## 10 Goldicote Hall

Set within an exquisite parkland approximately three miles from Stratford-upon-Avon, Goldicote Hall is an elegant manor house dating from the 1830s. First-floor, two-bedroom apartment, offering bright, well-proportioned accommodation with delightful views across the communal gardens.

### Accommodation Summary

The apartment is accessed via an impressive communal hallway and sweeping staircase leading to the first-floor landing.

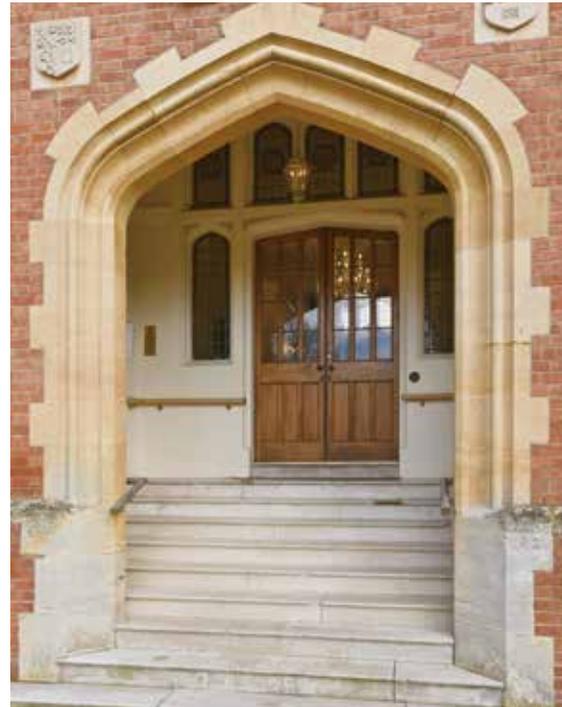
The beautifully proportioned drawing room features high ceilings and a fireplace, creating an attractive focal point.

The beautifully crafted kitchen/dining room is superbly appointed with an extensive range of fitted cabinetry and premium integrated appliances, including a fridge/freezer, microwave, dishwasher, and drinks refrigerator. A statement Lacanche Range cooker forms an impressive focal point, complemented by a boiling water tap, waste disposer, and two full-height larder cupboards, creating a refined and highly functional space ideal for modern living.

A flexible room, perfectly suited as a home office, library, or creative space, benefitting from a tall rear window and excellent natural light. The study is fitted with bespoke library shelving, enhancing both its character and functionality.

The elegant principal bedroom features fitted wardrobes, enjoys dual-aspect countryside views, and is served by a beautifully appointed en suite bathroom with a skylight.

The second bedroom is a versatile room, currently arranged as a dressing area, and is fully fitted with hanging wardrobes and shelving, offering excellent storage while easily adaptable to other uses.













# SELLER INSIGHT

“ From the moment we arrived at Goldicote Hall, the setting made a lasting impression. Set within 16.5 acres of parkland and formal gardens, the Hall feels both grand and reassuringly private. Apartment 10 had already been completely renovated back to brickwork by the previous owner, offering us a rare combination of period elegance and modern luxury. For us, it was the ideal lock-up-and-go home, perfectly suited to this stage of life, and the inclusion of a double garage was an essential bonus.

The living room is without question the heart of the apartment. It's a beautifully proportioned, formal space with coving, ceiling roses, chandeliers, and a striking fireplace, all framed by large south-facing shuttered windows. The room is filled with sunlight for most of the day and comfortably accommodates both a generous dining table for entertaining and a relaxed seating area. The bedroom shares the same sunny outlook, and waking up to views across the parkland never loses its sense of occasion. The kitchen, too, is a joy - elegantly fitted, light-filled and practical, with space to sit and enjoy everyday meals.

Goldicote Hall itself is an imposing and graceful building, and the shared grounds are a constant pleasure. Residents have access to the formal gardens, parkland walks, teak benches placed throughout for quiet moments in the sun, and outdoor tables for informal dining. The tennis court is available for residents and their guests, and the entrance hall provides a suitably splendid setting for welcoming visitors. Apartment 10 has given us the space to entertain generously, both indoors and out.

The layout of the apartment works exceptionally well. There is a vast living and dining room, a fully fitted kitchen, a study lined with cupboards and bookshelves, and a second bedroom currently used as an expansive walk-in wardrobe. The principal bedroom has fitted wardrobes and a luxurious en-suite with marble double basins and a walk-in shower, alongside a separate cloakroom. The standard of renovation carried out previously was outstanding - from electrics and plumbing to heating, bathrooms and kitchen fittings - and in our nine years here, we've needed only to replace the kitchen floor and redecorate.

Having downsized from a large village house, we were looking for somewhere safe, elegant, and easy to manage, especially as we also have a family home in Spain and spend significant time there. Goldicote Hall has met those needs perfectly. When we are here, we love to entertain, and the apartment offers exactly the right balance of space and comfort. Just as importantly, there is a genuine sense of community within the Hall.

The gardens have been a source of enormous enjoyment. We've spent many happy hours hosting barbecues and afternoon teas, surrounded by wildlife - deer, muntjac, rabbits, squirrels, and an ever-changing variety of birds, including woodpeckers. The Hall itself regularly hosts communal events, from royal celebrations to VE Day gatherings, and even during lockdown the extensive grounds allowed residents to come together safely for evenings such as fish-and-chip suppers outdoors.

Our neighbours are one of the great pleasures of living here: a mix of permanent residents and those who come and go, all friendly and like-minded. Stratford-upon-Avon is close at hand, offering theatres, riverside walks, shops, and excellent amenities, while the proximity to the Cotswolds, Warwick, Leamington Spa and the M40 makes the location exceptionally convenient. My advice to anyone coming here would be simple - embrace the sociable side if you wish, make full use of the gardens, and enjoy the rare balance Goldicote Hall offers between elegance, community, and ease of living.\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP OUTSIDE

## 10 Goldicote Hall

### Outside

With 16.5 acres of landscaped gardens to explore, plus a double garage and private tennis court, this is a residence tailored for elegant living and outdoor enjoyment.

### Location

Goldicote Hall fronts the A422 Banbury Road and is well located for transport links, with the M40 (J15) approximately 9 miles away and Warwick Parkway Station around 11 miles away, offering direct services to London Marylebone. Stratford-upon-Avon is approximately 3 miles away.

### Services, Utilities & Property Information

Tenure – Leasehold - Length of lease 999 Years starting on 01/01/2000. Managed by Goldicote Hall (Management) Company Limited.

Council Tax Band G - Stratford-on-Avon District Council

Property Construction – Standard – brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage – Sewerage Treatment Plant shared with all properties on the estate - maintenance cost forms part of the Service Charge.

Heating – LPG gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 2 cars. Allocated parking spaces for 2 cars. Shared parking available.

Special Notes – There is a Service Charge of £3,096 per annum required for the maintenance of shared amenities. There are other charges related to owning the property, these are described as follows: "Insurance £1,260".

There are estate restrictive covenants and standard rights for access and services apply – please speak with the agent for more information.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stratford-upon-Avon on 01789 332 600.

### Website

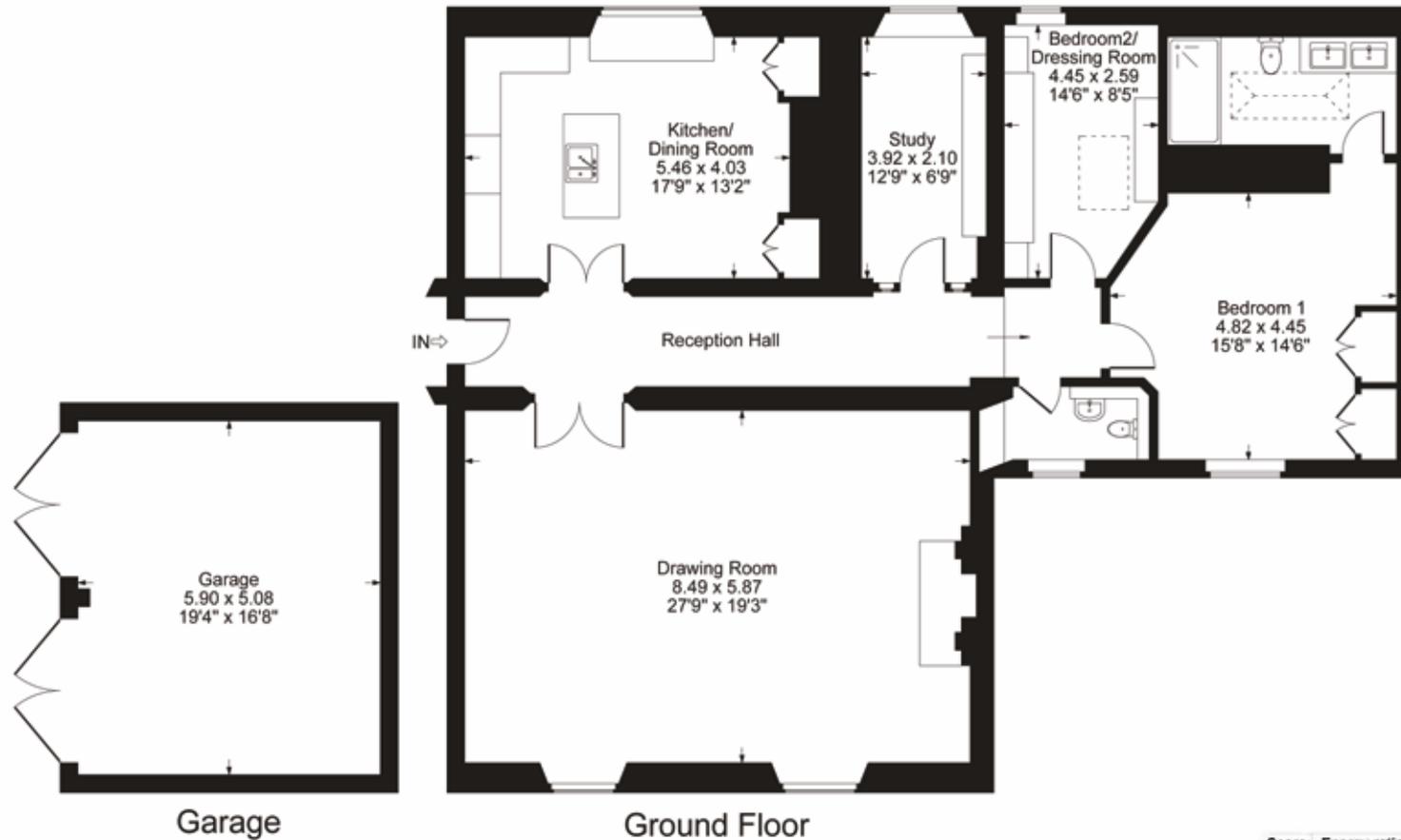
For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

### Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	Appointments by arrangement



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**Ground Floor**  
 Approximate Gross Internal Area  
 Ground Floor = 153.94 sq m / 1657 sq ft  
 Garage = 29.97 sq m / 323 sq ft  
 Total Area = 183.91 sq m / 1980 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	30 F	
1-20	G		



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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE Printed





## EMILIA ROBINSON

PROPERTY CONSULTANT

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