



# THE OLD VICARAGE

Willoughby, Rugby, Warwickshire



# A SUBSTANTIAL DETACHED LATE GEORGIAN HOUSE, WITH WELL-PROPORTIONED ROOMS

It has been beautifully and sympathetically extended and remodelled, standing in a landscaped garden with a coach house and open views.

## Summary of accommodation

Reception hall | Drawing room | Sitting room | Cloakroom | Study | Snug/library | Boot room | WC  
Kitchen/breakfast room with family/dining room | Pantry | Utility room | Back Hall

Six bedrooms | Dressing room | Four bathrooms | Landings | Storerooms

**About 5,000 square feet. Extensive cellars and wine cellars of about 1,300 square feet**

Garden | Walled courtyard | Coach House about 1,600 square feet, with machinery store, stable, tack room and wood store, with studio and workshop above, with scope for development (subject to planning permission)

**In all, about 0.74 acres**

**Distances:** Daventry 5.5 miles, Rugby 7 miles (Intercity trains from London Euston from 48 mins), Southam 7.5 miles, Leamington Spa 15 miles  
Banbury 22 miles, Coventry 15 miles, M45 4 miles leading to M1 southbound, M40 (J12) 14 miles, M6 8 miles (J1) leading to the A14

(All distances and times are approximate)



## LOCATION

The Old Vicarage is situated on the edge of the village at the end of a long drive over which the property has a right of way. The village has a parish church, village hall, The Rose public house, with local shopping available at nearby Dunchurch and Braunston. The village is ideally situated for commuting to Birmingham, Coventry, Northampton, Leicester, and Intercity trains from Rugby to London Euston take less than an hour. There are a wide range of private, state, and grammar schools in the area, including Bilton Grange Preparatory at Dunchurch, Rugby Public School, Rugby grammar schools, Princethorpe College, Warwick Public Schools, Kingsley School for Girls, and Arnold Lodge School in Leamington Spa.

There are a number of golf courses close by, including Hellidon Lakes and Staverton Park, which also has a leisure centre. Draycote Water offers sailing, fishing, walks, and a nature reserve. Surrounding lanes and bridlepaths provide opportunities for riding and walking. Olney Grounds provides an equestrian complex with a farm shop and butchery specialising in quality meats and fine artisan foods, and is the home of Rugby Polo Club.





# THE PROPERTY

The Old Vicarage is a substantial detached Georgian property, originating from 1836, situated in the middle of its plot surrounded by formal gardens, benefiting from far-reaching countryside views.

The property has been significantly extended, with a two-storey wing, as well as added floor space to create the kitchen/breakfast/family/dining room. The property has retained original features throughout the house, these include fine cornices, double-glazed sash windows within their original frames with working shutters and beautiful fireplaces.

Steeped in history, the property has five large reception rooms with beautiful high ceilings and large sash windows, with a generous reception hall, centrally located within the house. The portico provides a substantial formal entrance, giving a sense of presence to the house.

The kitchen/breakfast room has been completely renovated with slate floors and underfloor heating, built-in cupboards and drawers with electric AGA and companion two oven with electric hob. The generous central island







has a butlers sink and Samsung electric oven with two Fisher and Paykal single-drawer dishwashers. The walk-in pantry provides plenty of storage space for kitchen equipment and foodstuffs, with the utility immediately adjacent, which gives access to the courtyard.

The open plan family dining room runs seamlessly through from the kitchen with two sets of double glass doors leading out on to the private courtyard. A glass roof lantern allows plenty of natural light to stream into the room with the wood burning stove providing a cosy seating area for wintry days.

On the upper floors are six bedrooms in total (two en suite), a shower room and family bathroom. The principal bedroom has stunning views of the garden through bay sash windows and has a walk-through dressing room and en suite bathroom with free-standing roll top bath.

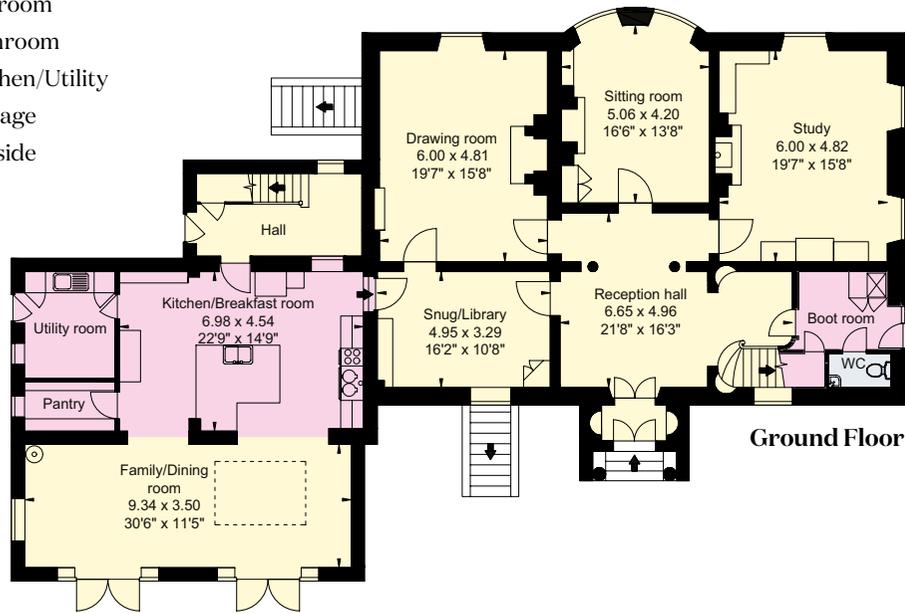
There are two staircases to service the upper floors, which help to unite the older part of the house with the newer wing.

The cellar, accessed from an external staircase, is made up of several rooms with beautiful brickwork providing storage and wine cellars.

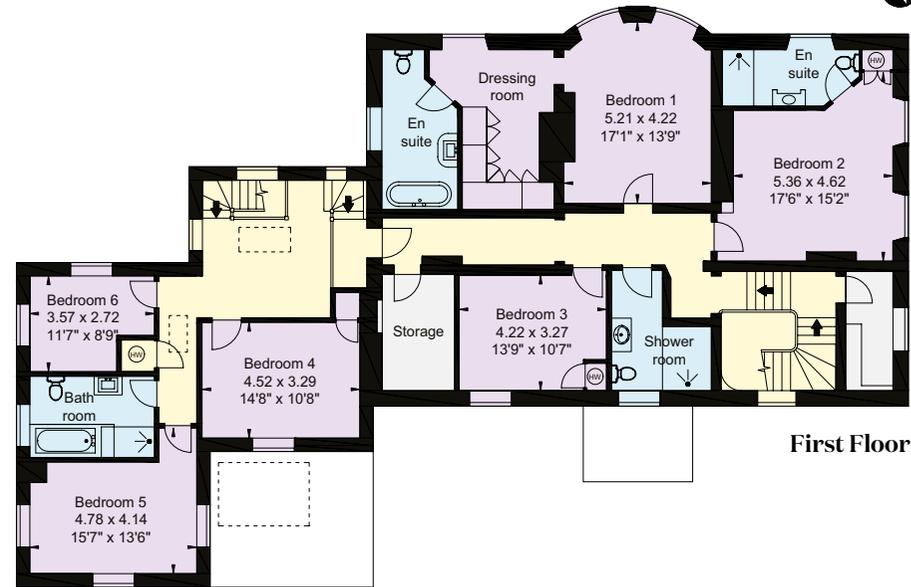




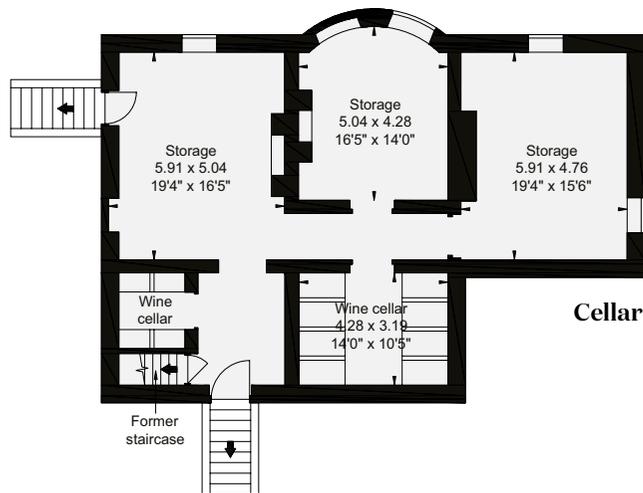
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



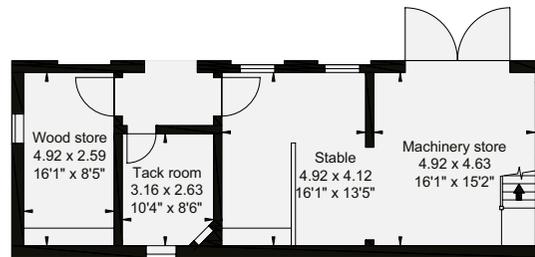
**Ground Floor**



**First Floor**

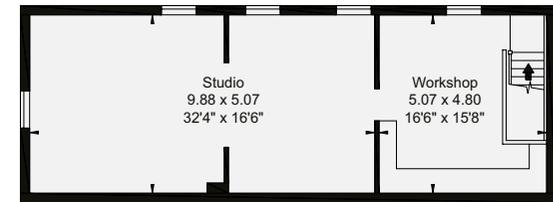


**Cellar**



Not shown in actual location / orientation

**Coach House Ground Floor**



**Coach House First Floor**

Approximate Gross Internal Area

House: 463 sq m (4,985 sq ft)

Cellar: 122 sq m (1,313 sq ft)

Total: 585 sq m (6,298 sq ft)

Coach House: 148 sq m (1,594 sq ft)

Total: 733 sq m (7,892 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.



## GARDEN AND GROUNDS

The Old Vicarage is situated well back from Lower Street at the end of a lovely drive. The drive is owned by the neighbour, with the house having a right of way over it, with the maintenance being shared between the two properties. There is plenty of parking for several cars in front of the property.

The Coach House can either be accessed from the front drive through solid wooden gates or the courtyard garden with greenhouse and raised vegetable beds. It has remnants of the old stables with original brick flooring, now a machinery store, stable, tack room and wood store. The first floor is used as a studio/workshop, an ideal hobby room or home office. This building could be converted to ancillary accommodation, subject to the usual planning consents and permissions.

The gardens, in all about 0.7 acres, have been carefully landscaped to make the most of the outside space, with various compartments having been created within the gardens with Hornbeam hedging providing shelter and screening. A beautiful pond is the main focal point to the rear, with views over the fields beyond, with mature trees, including oak and cherry, to complement the younger tree /shrub planting.

The current owners have an arrangement with the local landowner to rent a further three acres, which immediately encompasses the house for grazing.









# PROPERTY INFORMATION

**Services:** Mains electricity and water are connected to the property. Shared private drainage system. Oil-fired central heating, telephone, and broadband.

**Fixtures and fittings:** Only those items mentioned in these sales particulars, including fitted carpets and integrated kitchen white goods, are included in the sale. All others are excluded but may be made available by separate negotiation. The vendor's solicitor will provide a fixtures and fittings schedule of items included and excluded from the sale, and other items that may be available by negotiation.

**Tenure:** Freehold

**Local Authority:** Rugby Borough Council: 01788 533533

**Council Tax:** Band G

**Directions (CV23 8BX)**

**What3words:** ///ranches.emulated.rocket

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Date: 03 March 2026  
Our reference: STR012326708

## The Old Vicarage, Willoughby, Rugby, CV23 8BX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,800,000**.

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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FUTURE

# All is bright

Sparkling with candlelight and full of colour and pattern, the old village vicarage offers a warm welcome to Judith and Jeremy Stocker's guests at Christmas

FEATURE KAREN DARLOW STYLING PIPPA BLENKINSOP PHOTOGRAPHS BRENT DARBY

## THE STORY

**OWNERS** Judith Stocker and her husband Jeremy live here with Portuguese water dogs Tagus, Maud, Edith and Olive and five alpacas. Judith is a retired surgeon and Jeremy is retired from the Royal Navy

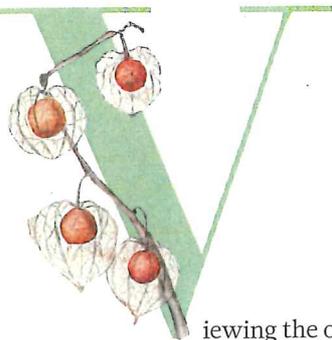
**PROPERTY** A former vicarage, built in 1836 in a village near Rugby, Warwickshire, with an acre of land. The property has six bedrooms and is not listed

**WHAT THEY DID** Extended the kitchen, reinstated the servants' wing, refurbished the windows, fitted four new bathrooms, restored the front portico, restored the roof and decorated throughout



The new kitchen layout incorporates a bank of pale green units from the Stockers' previous kitchen extension, along with the three-oven electric Aga, which sees a lot of use all year round. Slate flooring from Stone Direct covers the entire space. The cabinetry is painted in Lichen by Farrow & Ball. Judith is particularly pleased with the arched fanlight detail above the kitchen door, which was carefully restored





Viewing the old vicarage for the first time, Judith and Jeremy didn't say a word. 'We looked at each other as we walked out, and just knew this was the one,' says Judith. 'No other property was going to come close.' Their excitement soon bubbled over as they made an offer the next day and started to plan a major renovation.

'It wasn't that the house hadn't been looked after – it just needed a bit of love,' says Judith. 'It was all a bit sad. Even the beautiful gate at the front was shrouded with rhododendrons and brambles. It was like something out of *Sleeping Beauty*.'

They started with the two most important rooms. For Jeremy, who was writing a series of naval history books, the priority was his study. For Judith, it was the kitchen, where they removed the original units, extended the space and fitted bespoke solid wood cabinets. They restored the property's sash windows and original shutters, and the fireplaces were next. 'The fireplace in the living room had been cobbled together with lots of bits of plaster moulding and billowed out smoke the first time we lit it,' says Judith. The opening had to be adjusted and a replacement surround installed to create the cosy room it is now.

More recently, the couple decided to extend the kitchen again, to accommodate an L-shaped island and a dining space. 'The architect drew up two sets of plans, one that gave us what we'd asked for, and one that took it a step further and was much more imaginative with the space,' says Judith. As the foundations were dug for the more creative option, the Stockers realised that their side extension was going to take the building back to within a few inches of its original footprint, restoring the wing that had been demolished just after the First World War and uncovering a well in the process.

There was plenty more to appeal to historian Jeremy. 'A few years ago, a man and his mother knocked on the door and told us she'd been evacuated here from Coventry during the Second World War,' says Jeremy. 'Her whole family had been housed in the study. She told us how the house had looked at that time, and how it had been her job to scrub the old stone steps.'

A heavy downpour one night led to the discovery of another difficult wartime memory. 'The roof sprang a leak, so I crawled out through a little door onto the flat roof to see what the problem was and noticed a series of dates written on the lead flashing of the door into the roof valley,' says Judith. 'Jeremy realised that they corresponded with the dates Coventry was bombed. Someone must have been up on the roof watching the raids on the city.'

The vicarage certainly comes with its own rich history but Judith and Jeremy have been gradually adding to that with some beautiful furniture and decorative pieces



won at auctions up and down the country. Choosing the colour schemes and patterns was an equally organic process. 'I took my time getting to know how each space looked at different times of day. I like rooms to include combinations of stripes, checks and florals alongside plains,' says Judith, who is inspired by classic brands such as Colefax and Fowler, GP&J Baker and Tittley and Marr.

'I couldn't inflict a grey interior on this house. It needed to have colour but it took a few attempts before we got the red living room right. Poor Jeremy painted those walls three times,' says Judith. Meticulously chosen shades, including sunny yellow, soft green and tranquil blue, and exquisitely patterned wallpapers form an individual backdrop to every room, while details and finishing touches work just as hard as the colours. 'I love haberdashery and trimmings and I can't resist a pretty lamp,' Judith adds. 'We have 62 of them at Jeremy's last count!'

Fairy lights and vintage baubles are Judith's current obsession, displayed on three real Christmas trees with garlands of fresh flowers and greenery, and twin wreaths on the double front door. 'We really enjoy hosting Christmas for friends and I love getting the house ready. We play games and guests get a homemade stocking to hang up on Christmas Eve.' The new kitchen-diner really comes into its own when there's a houseful of visitors and festive food to cook. 'Anyone who comes for dinner is roped in to help,' says Judith. 'I like to cook and chat and I don't mind the dogs running around my feet.'

It might sound like chaos but it's organised and elegant chaos, with a welcoming mix of colour, festive decorating and good cheer that is sure to brighten Christmas and New Year celebrations at the old vicarage for years to come.

The deep red living room, with a roaring fire, is the perfect setting for a cosy Christmas. The original fireplace had been removed, so the opening was reconstructed and a mantelpiece from After the Antique was installed. Judith covered the ottoman, from eBay, in Colefax and Fowler's Perseus fabric. The mirror is from Gorringe's in Tunbridge Wells



*'We really enjoy hosting Christmas for friends and getting the house ready'*



**ABOVE** A mix of fitted and freestanding furniture gives the kitchen a characterful look, and this dresser-style larder unit brings a vivid splash of colour to the space. The cabinet was built by James Bird and painted in Eating Room Red by Farrow & Ball. The stoneware vessels on top are old beer flagons that Judith picked up from various antiques centres



**ABOVE RIGHT** Judith buys her real Christmas trees from Welford Christmas Tree Farm in Northamptonshire

**RIGHT** Rather than keeping a formal dining room for occasional use, Judith created a relaxed eating space right next to the kitchen with a large table that she layers with vintage linen for special meals. The chairs were from friends and recovered in a discontinued Colefax and Fowler check, the mirror was sourced from auction for £50, and the matching red table lamps are from Dreweatts Auctioneers



*'I love haberdashery and trimmings, and can't resist a pretty lamp. We have 62 of them'*



**ABOVE** Christmas starts for Judith when she plans and hosts a wreath and garland-making workshop for friends. She made this arrangement for the original marble fireplace in her study



**ABOVE RIGHT** No prizes for guessing retired surgeon Judith's specialism – maxillofacial surgery. Her collection of medical prints makes an interesting gallery wall. The apothecary chest with dispensing bottles was her 'best ever Christmas gift' from Jeremy, who found it at auction

**RIGHT** Judith's study overlooks the Warwickshire countryside through its huge windows, which were renovated and double-glazed soon after the Stockers moved in. The original shutters are also back in working order. The blue sofa is from Multiyork and the two matching patterned cushions are made in GP&J Baker's Kiana fabric. The blue cushions and middle cushion are from Oka; the throw is from TBCo



## Former Vicarage

This through room leads from the hall to the kitchen, its sunny colour scheme guaranteed to lift the spirits in the depths of winter. The walls are painted in Farrow & Ball's Print Room Yellow, with a damask wallpaper, also by Farrow & Ball (now discontinued). The love seat is from Fieldings Auctioneers, and the red cushion is from Oka. The rug was an auction buy





A towering 3.3-metre tall tree fills the hall with festive sparkle. The curved staircase features a window so high that Judith and Jeremy had to rent a scaffolding set specifically to hang the curtains, made by Creative Curtains & Interiors of Leamington Spa. The fabric is Tree of Life, from Titley and Marr. The tree is from Welford Christmas Tree Farm

*'I like to include combinations of stripes, checks and florals alongside plains'*



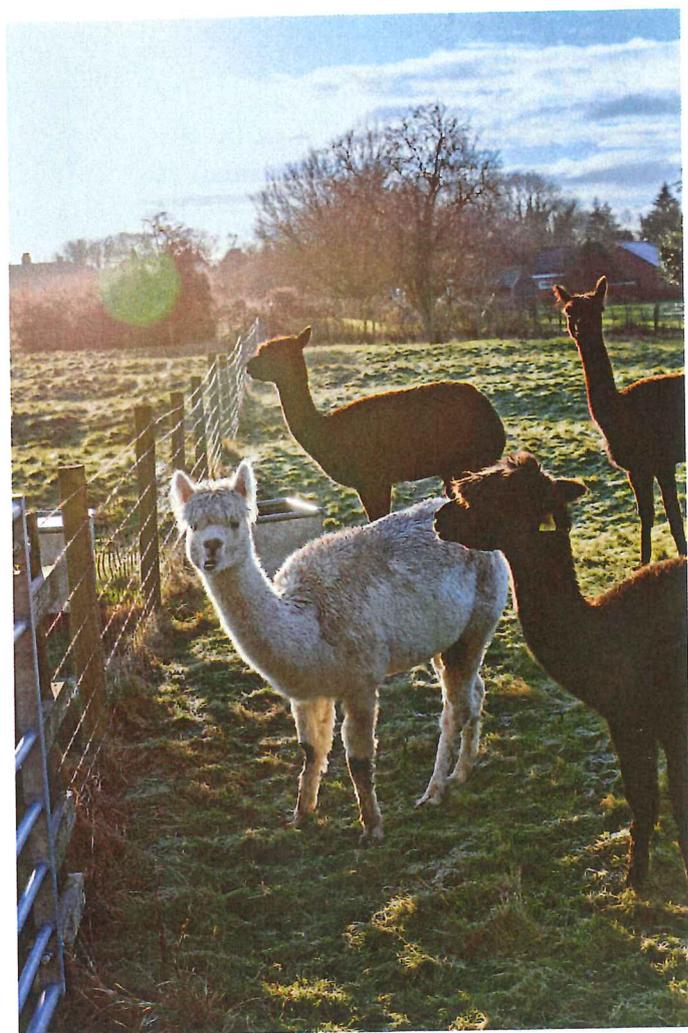
**ABOVE LEFT & RIGHT** The main bedroom is bright all year round with views across the countryside from windows on two sides. Judith makes most of her own curtains and chose Colmar fabric by Colefax and Fowler for these. The roll-top bureau came from Helios & Co Antiques in Weedon, the rug was an auction buy, and the armchair is also from the auction; for similar, try Laura Ashley. The walls are painted in Vert de Terre by Farrow & Ball. A handsome mahogany tallboy steals the show, alongside a bed with upholstered bedhead from The Headboard Workshop, with a wool throw from So Cosy and stonewashed linen cushion cover from Oka. The bronze chandelier is from eBay

**RIGHT** In this en suite, the freestanding bath, from The Albion Bath Co, is custom-painted in red to complement the main bedroom décor. The walls are papered in Kalamkari Vine by Anna French. The overmantel mirror was an auction buy. For a similar porcelain stool, try Repton & Co

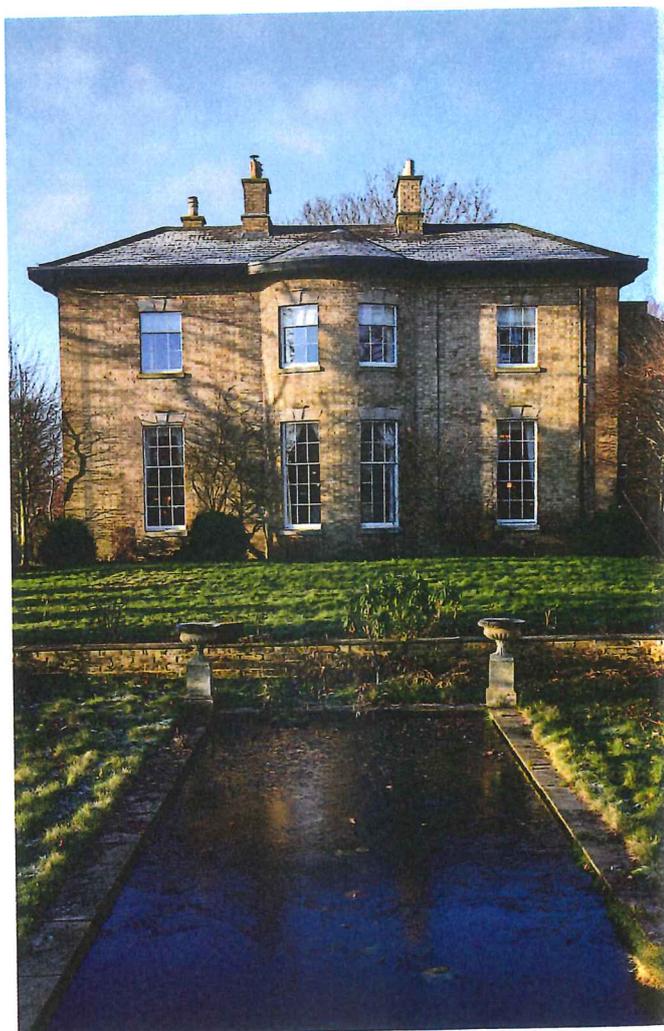


## Former Vicarage

*'We just knew this house was the one - no other property was going to come close'*



**ABOVE** The former vicarage sits in around an acre of land. Judith has five alpacas who do their best to keep the grass neatly clipped



**ABOVE RIGHT** Built in 1836, the Stockers' elegant country home was the village vicarage until 1978. Six families were evacuated here from Coventry during the Second World War