



THE GABLES

Preston on Stour, Stratford upon Avon, Warwickshire



A 7-BEDROOM PERIOD HOUSE

A 7-bedroom, beautifully maintained, listed timbered period village house in stunning and mature gardens, with an attached party barn, swimming pool and garage/ store barn in a sought-after village within 5 miles of Stratford-upon-Avon



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



LOCATION

The Gables occupies a peaceful position close to the heart of the highly sought-after village of Preston-on-Stour, within easy walking distance of the village shop, village hall and St Mary's Church. Surrounded by attractive Warwickshire countryside and close to the River Stour, the village is renowned for its rural charm, strong community spirit and excellent network of footpaths and bridleways across the Alscot Estate. Despite its tranquil setting, Stratford-upon-Avon is just 5 miles away, providing a wide range of shopping, leisure and educational facilities. An estate-owned pub and farm shop can be found nearby in Alderminster, while rail services from Warwick Parkway and Moreton-in-Marsh offer convenient links to London and the North. The area is also well served by an excellent selection of state, grammar and independent schools, making Preston-on-Stour an ideal location for families seeking a village lifestyle with easy access to wider amenities.









THE PROPERTY

The Gables is a fine 16th-century timber-framed detached grade II* listed family house on a limestone plinth with C19th century brick additions and 20th century restoration, with a steep clay tiled roof and good ceiling heights. The part-vaulted party barn is grade II listed in its own right, built of timber-frame with painted brick and plastered infill on limestone plinth and half-hipped tile roof. With the attached single-storey, 6-bay, 64-foot-long loggia with a flagstone floor and with the garage barn adorned with wisteria forms a courtyard garden.

The accommodation within the house is generous with four reception rooms and study area off the family room, as well as an office in the garage barn, a beautifully-fitted kitchen with granite worktops and a range cooker, which opens to the breakfast room. The rear wing of the property, with its own entrance, could be adapted to a self-contained annexe for family members, if desired.

The house has a fine display of exposed wall and ceiling timberwork, brick, dressed stone and inglenook fireplaces, some with wood burners, leaded light windows with Arts & Crafts styled fittings.

Bedrooms are generous in size, several with fitted wardrobes. There are four bathrooms, including an en suite bathroom to bedroom one.







OUTSIDE

Vehicular access to the rear of The Gables and the garage barn are by a right of way over a drive owned by the Alscot estate, to the barn and a gravelled turning circle with ample parking.

Behind the house is a sheltered garden with a garden wall, a swimming pool, a paved surround and seating area.

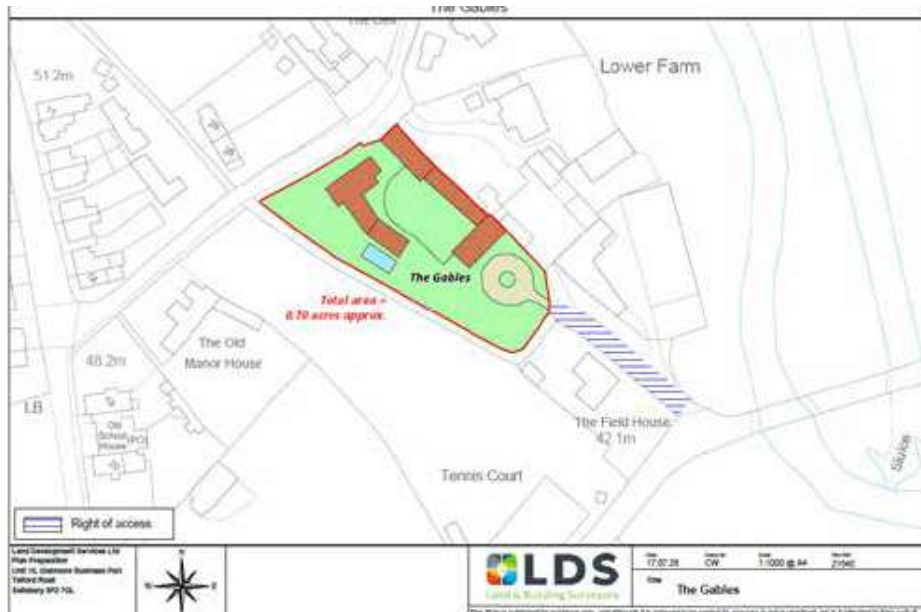
The gardens are very well stocked with lawns and flower and rose borders, flagstone paths and outdoor sitting and eating areas, trees, fruit trees and shrubs. The fine timbered front of the house is set back from the village street with a low wall and front lawn with flower borders and a weeping willow.

A footpath beside the access drive to the property and adjoining the south-east boundary gives access to the adjoining countryside.

In all, about 0.7 acre.







Services

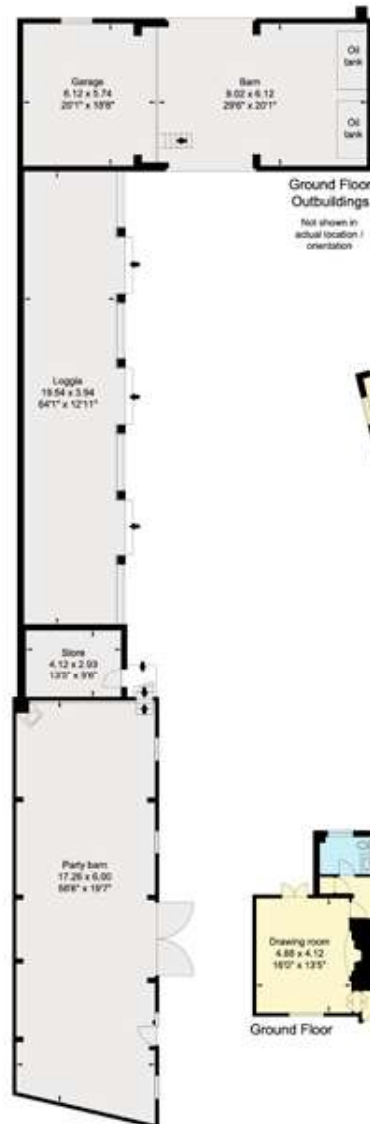
Mains electricity, drainage and water. Oil-fired central heating. Broadband

Directions (CV37 8NG) From the A3400 from Stratford-upon-Avon, the entrance to the drive to the property will be found on the right, off Preston Lane, just after the river bridge.

What Three Words

///burst.premiums.eggplants





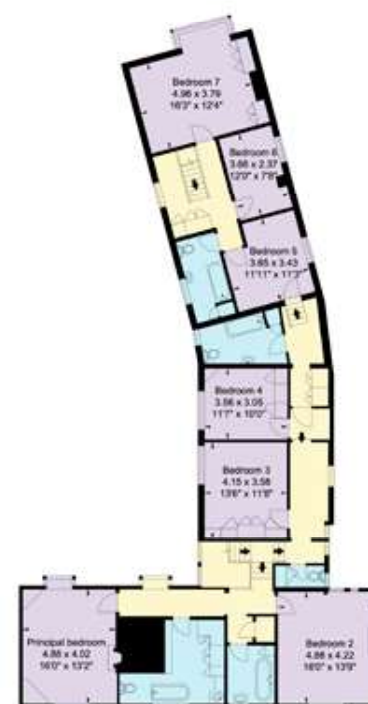
Ground Floor Outbuildings
Not shown in actual location / orientation



First Floor Outbuildings



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the Particulars.

The Gables Preston-on-Stour



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 417 sq m (4,490 sq ft)
Outbuildings: 320 sq m (3,448 sq ft)
Total: 737 sq m (7,936 sq ft)
inc. restricted head height
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Date: 31 July 2026
Our reference: STR012590415

The Gables, 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 **£1,700,000**.

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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