



MANOR HOUSE

Upper Quinton, Stratford upon Avon, Warwickshire



A DETACHED GRADE II* LISTED VILLAGE HOUSE

A historic Grade II* listed part timbered detached village house and outbuilding, believed to date in part from around 1480, in need of sympathetic refurbishment, in a mature garden setting of 0.68 acres.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Upper Quinton is a charming South Warwickshire village on the Warwickshire/ Gloucestershire border, ideally situated between Stratford-upon-Avon and the Cotswolds. Situated at the foot of Meon Hill and on the Heart of England Way, it enjoys a picturesque setting with local amenities available in neighbouring Lower Quinton, including a village shop, post office, pub and primary school. The area offers an excellent choice of schooling, with highly regarded state, grammar and independent schools nearby, including Stratford Girls' Grammar School, King Edward VI School, Chipping Campden School, Warwick School, King's High School, Warwick Prep and Warwick Junior School. Stratford-upon-Avon and the Cotswold market town of Chipping Campden are both within easy reach, providing cultural, leisure and shopping opportunities. Moreton-in-Marsh offers regular rail services to London Paddington, making the village well placed for commuters and families alike.









THE PROPERTY

For more than five centuries, this remarkable Grade II* listed home has stood at the heart of the Warwickshire countryside, its history intertwined with that of Quinton village. The oldest part dates from around 1480, when it was built through the generosity of the widow of Sir William Clopton, who endowed a chantry for a priest to celebrate daily Mass for their souls. Her legacy also helped fund the striking spire of nearby St Swithin's Church, while a public footpath opposite the house still links the two, as it has for centuries.

Over the years, the property has adapted to changing rural life. Once home to a farming family, it later operated as a bed-and-breakfast, and local tradition suggests the writer Laurie Lee stayed here. During the Second World War, it provided refuge for evacuated children, some of whom returned decades later to share their memories.

Described by Nikolaus Pevsner as "The Manor House, with part of the front picturesquely timber-framed...", the property retains its close-studded timber frame with plastered infill, later brick extensions, and a steeply pitched stone slate roof with a dressed stone chimney stack.







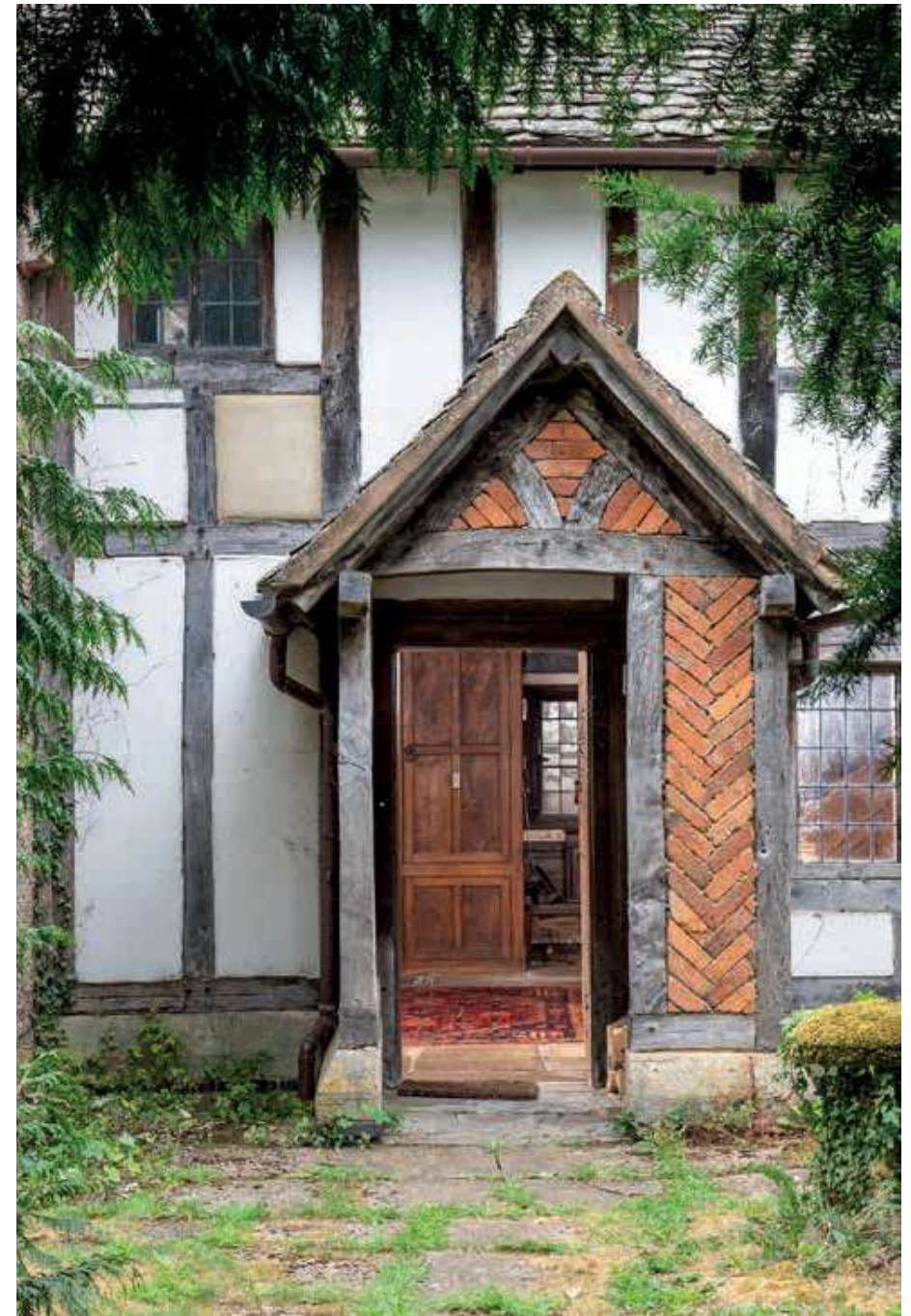
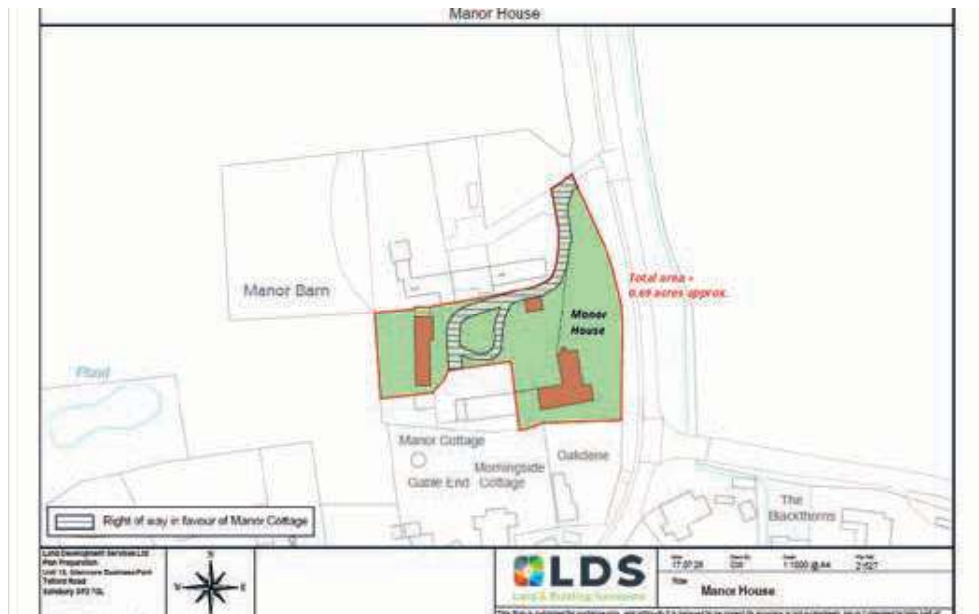
Character features include flagstone, oak and elm floors, a fine splat-baluster staircase, Tudor stone fireplaces, leaded windows, generous ceiling heights and exceptional 15th-century exposed timberwork. The kitchen retains an inglenook fireplace with an Aga. The property is in need of refurbishment with wiring, plumbing, heating, some plasterwork, décor, kitchen and bathrooms now requiring replacement.

Gardens and Grounds

Approached by either a wrought iron hand gate or through a shared entrance to a private drive to the property, over which the adjoining Manor Cottage also has a vehicular right of way. The garden has been overgrown and is in compartments with a dividing brick wall and contains fine mature trees, including yews, laburnum, walnut, apple and ash. In the garden is a timber store and workshop. Across the drive is a long outbuilding, providing garage and storage, with a cob wall to the rear, in need of restoration, with a private garden area behind. Subject to necessary consents, the outbuilding might be ideal for conversion to ancillary residential accommodation.







Services

Mains electricity, water and drainage are connected to the property.

Directions (CV37 8SX)

The post code will take you to the centre of the village. On entering Upper Quinton, with the village green on your right, follow the road round to the left into Goose Lane, and the entrance to Manor House will be found on the left on the edge of the village.

What3words

///highbrow.ranks.huddle





All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111624



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Date: 12 August 2026
Our reference: STR012697121

Manor House, Upper Quinton, Stratford-upon-Avon, CV37 8SX

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Yours faithfully



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