

# THE GRANGE

LONG MARSTON • STRATFORD-UPON-AVON











# THE GRANGE

WELFORD ROAD • LONG MARSTON • STRATFORD-UPON-AVON • CV37 8RH

Stratford-upon-Avon 7 miles • Honeybourne (mainline station) 5 miles  
M40 (J15) 13 miles • Birmingham International Airport 31 miles  
(all distances approximate)

A stunning period gem offering extensive accommodation amounting to  
5611 sq ft, attractively set in delightful gardens of about 0.75 acre.

## Ground Floor:

Entrance hall • Sitting room • Drawing room • Dining room • Kitchen • Utility • WC  
Inner hallway with separate WC • Boiler room • Wing (with potential)

## First Floor:

Master bedroom with en suite • Dressing room  
Two further bedrooms with en suites • Bedroom four • Shower room

## Second Floor:

Bedroom five • Bathroom • Two further bedrooms/office

**About 0.75 acres**

**HAMPTONS**  
INTERNATIONAL

HAMPTONS BROADWAY  
27 High Street,  
Broadway.  
Worcestershire WR12 7DP  
01386 210148  
broadway@hamptons-int.com

**savills**

SAVILLS STOW-ON-THE-WOLD  
Cotswold House, Church Street,  
Stow-on-the-Wold,  
Gloucestershire, GL54 1BB  
01451 832 832  
stow@savills.com









## SITUATION

The village of Long Marston is set amidst delightful open countryside, with a Church, popular local Inn and community shop/post office; there is a wider range of amenities and an excellent primary school in nearby Welford-on-Avon. A little under 7 miles from Stratford-upon-Avon communications are excellent with Junction 15 of the M40 motorway being approximately 13 miles distant and Honeybourne railway station or Warwick Parkway both readily available with regular services to London Paddington.

## ACCOMMODATION

The Grange is a fine 18th Century house with origins thought to date back to circa 1590 and is Listed Grade II being recognised as of special historical interest. Remodelled during the Georgian and Victorian periods the property retains many period and character features including inglenook and stone fireplaces, flagstone floors, exposed stonework and large sash windows, with working shutters, ensuring good levels of natural light in the principal rooms. Over recent years the property has been the subject of sympathetic refurbishment and now offers the benefit and comfort of modern day living combined with immense charm and character. In addition to the main house a particular feature of the property is the attached stone wing which is thought to date back to around 1640; this wing has had varied use over the years including that of a school room and most latterly as offices. With independent heating, subject to the necessary consents this offers an ideal opportunity to provide two storey ancillary accommodation or would equally serve well as additional family accommodation, gym, cinema room etc.





## GARDENS AND GROUNDS

The property is approached via a gated entrance through a small spinney of mature Horse Chestnut trees. Large wildlife pond and drive flanked by lawn to a parking and turning area. This continues to the rear where there is further parking and access to a timber car port/garage.

The gardens to both front and rear benefit from a sunny aspect and are a particular feature with colour and texture in mind. There are many specimen trees and shrubs and a number of productive fruit trees at the rear including apple, pear, plum and quince together with stocked beds and borders. Adjoining the rear of the house is a courtyard area with gardeners WC.

## GENERAL INFORMATION

### Services

Mains water, drains and electricity connected, oil fired central heating with separate boiler serving the wing.

### Local authority

Stratford-upon-Avon District Council.  
Telephone 01789 267575.

Band H.

### Directions

Travelling from Stratford- upon-Avon follow the B4632 Shipston Road and take the right turn at the Waitrose roundabout towards Clifford Chambers. After about 4 miles turn right to Long Marston and pass the Barn Antiques on the right. At the T junction turn right towards Long Marston and after the turning to Pebworth The Grange will be found on the left hand side.

### Viewing

Strictly by prior accompanied appointment with Savills and Hamptons International, who take no liability for any injury caused for whatever reason whilst at the property.

Particulars were prepared in July 2019.

Photographs April 2017 / June 2019.





# THE GRANGE

Approximate Gross Internal Area:  
521.3 sq m / 5,611 sq ft (Including Wing)



## IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

19/07/02 HR. Kingfisher Print and Design Ltd. 01803 867087.



