

MULBERRY HOUSE

LOXLEY, STRATFORD-UPON-AVON, WARWICKSHIRE



A BEAUTIFUL 5/6 BEDROOM DETACHED VILLAGE HOUSE

built to a high standard and design, with top quality fixtures and décor of about 3,715 square feet in a sought-after South Warwickshire village.



Local Authority: Stratford-on-Avon

Council Tax band: G

Tenure: Freehold





SITUATION

Mulberry House is set on a private drive near the village centre, enjoying attractive rural views to the rear. Loxley is a sought-after village between Warwick, Leamington Spa and Stratford-upon-Avon, with a pub, church and primary school. Nearby Wellesbourne offers additional amenities, while Stratford-upon-Avon (3 miles) provides excellent shopping, leisure and theatres.

The area offers a strong choice of state, grammar and independent schools, including The Croft Prep, Warwick schools, King's High and Stratford Grammar Schools.

The M40 (J15) is 6 miles away, providing easy access to London, Birmingham and the wider motorway network.

Leisure options include nearby golf courses, racing at Stratford, Warwick and Cheltenham, and easy access to the Cotswolds.









THE PROPERTY

A very handsome detached modern brick-built house with stone quoins and porch to the front door and modern double-glazed sash windows.

Designed for modern living with large windows, bifold doors and double-height glazing to the hall and stairwell. The kitchen is stunning, fully equipped with appliances and island unit, with a large dining area and family sitting area both with bifold doors to the patio and view beyond, with a large utility/boot room with sink, plumbing and ample storage. The spacious drawing room has a handsome fireplace and cornice. There is a separate study.

The staircase with wrought iron spindles and oak handrail and newel finials leads to a spacious landing and five generous first-floor bedrooms, three with beautifully appointed shower rooms, all with built-in wardrobes, and a family bathroom. To the large second floor room which lends itself to playroom/media room, home office or sixth bedroom. Currently it is used as a gym by the present owners.

The property has solar panels and battery storage with a 22Kw Zappi electric car charger, tiled or hard flooring with underfloor heating. Sound system.









OUTSIDE

Approached along a tarmac drive leading to Home Farm, the property has double electric wrought iron gates with Connect 4 remote control, which open to a gravel parking area and generous detached double garage.

There is a lawned garden to the side with a summer house and willow tree, and a patio behind the house with a park railing fence giving views over the traditional grassland behind. The patio continues to the west side of the house, where steps lead up to a raised, terraced cobblestone seating area.







Services

Mains electricity, drainage and water are connected to the properties. Air source heat pump central heating. Broadband and telephone.

Directions (CV35 9JS)

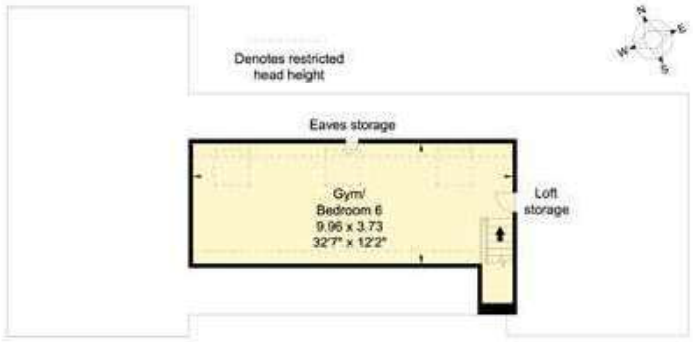
The property will be found on the right-hand side of the drive to Home Farm.

What3words ///breezy.pool.headsets





First Floor



Second Floor



Ground Floor



Mulberry House
Loxley

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 345 sq m (3,715 sq ft)
Garage: 35 sq m (375 sq ft)
Total: 380 sq m (4,090 sq ft)
inc. restricted head height

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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.



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Knight
Frank

Date: 07 October 2026
Our reference: STR012603963

Mulberry House, Loxley, Warwick, CV35 9JS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,795,000.

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We'd love to help you.

Yours faithfully



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