



WARREN HOUSE, STRETTON-ON-FOSSE



HANDSOME COUNTRY HOUSE WITH GARDEN COTTAGE

Moreton-in-Marsh 3.5 miles (trains to London Paddington 85 minutes), Shipston-on-Stour 3 miles, Stow-on-the-Wold 8 miles, Chipping Campden 5 miles, Banbury 16 miles, Oxford 27 miles, Cheltenham 23 miles. (Distances and times are approximate)



5-6



3-4



3-4

EPC

D

Includes Garden Cottage

Council Tax band: G

Tenure: Freehold

Fibre Broadband

NO ONWARD CHAIN



LOCATION

Stretton on Fosse is a popular North Cotswold village with a good traditional pub, Church, village hall and shop/garage a quarter of a mile away. This is excellent walking and riding country with plenty of footpaths and bridleways, as well as many gastro pubs and restaurants close by. The market towns of Moreton-in Marsh, Stow-on-the-Wold, Chipping Campden and Shipston-on-Stour all lie within a few miles and cater for everyday needs; whilst Oxford, Cheltenham and Stratford-upon-Avon are also within easy reach. The property is well placed for access to the M40 and M5 providing good access to London, Birmingham and the South West. There are excellent private and state schools closeby including: Kitebrook House, Kingham Hill, Tudor Hall and Bloxham, as well as the outstanding Ilmington Primary, Stratford and Warwick Grammars, Chipping Campden and the award-winning Cotswold Academy. RSC in Stratford upon Avon (13 miles) Soho Farmhouse (17 miles) Daylesford (9 miles).







PROPERTY

This lovely country house sits in an elevated position, on the edge of the village, with stunning, south-facing views of the countryside. Extending to over 4,500 sq ft, including a generous loft and an attractive one bedroom cottage, the property combines classically elegant proportions with contemporary living style, and offers excellent versatility. At the heart of the house is a superb, open-plan kitchen, living and dining room. With its floor to ceiling sash windows, French doors to the garden, limestone floor and open fireplace, it is ideally suited to everyday living, as well as entertaining. A separate double-aspect drawing room provides a refined second reception room, whilst a further reception room at the other end of the house offers useful flexibility as a sitting room, playroom or home office. Practical family living is supported by a well-fitted utility and boot room, together with a walk-in larder and two downstairs cloakrooms. Upstairs, there is a fabulous principal bedroom with large dressing room and ensuite bath/shower room; two large, light-filled double bedrooms (one ensuite) and two further double bedrooms with a family bathroom. Above, the substantial loft extends the full width of the house and presents significant potential for future conversion, subject to any necessary consents. In the last two years the house has had a new roof, a new heating system installed; all the bathrooms have been modernised



The charming one bedroom cottage sits in a corner of the garden to the side of the main house. It is ideal for visiting family and friends, multi-generational living or as staff accommodation. For the past ten years it has provided excellent Airbnb income.





GARDENS AND GROUNDS

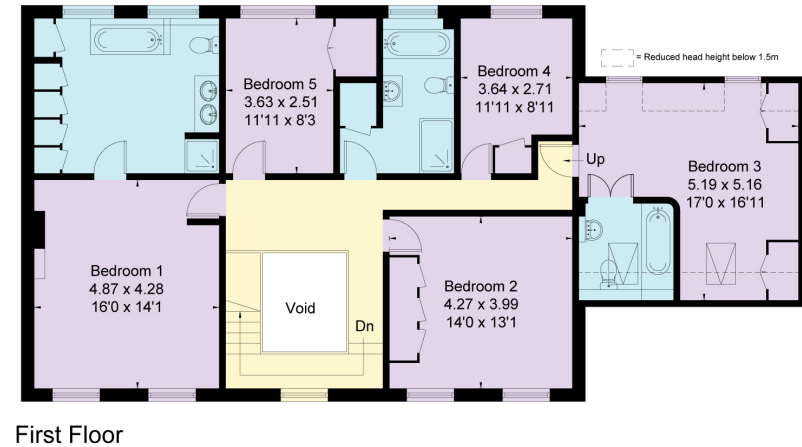
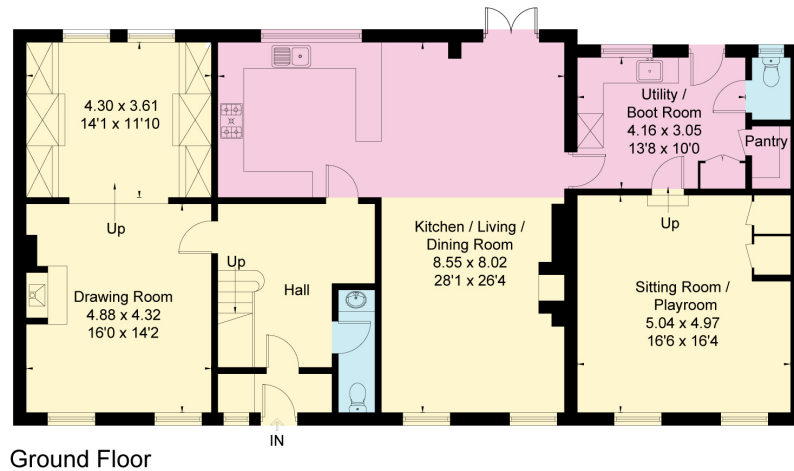
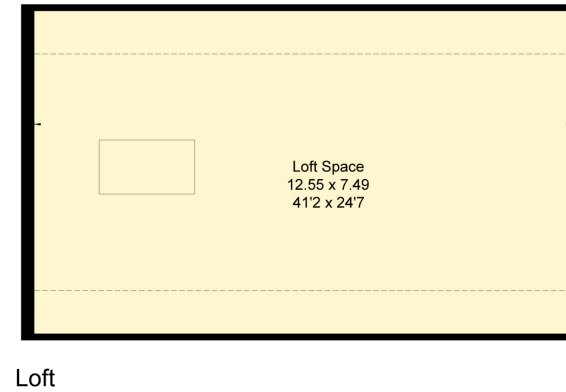
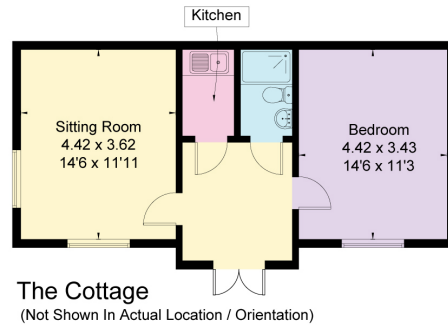
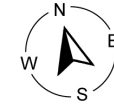
The house sits within an acre of garden, on the edge of the village. The formal south-facing garden is laid to lawn with a raised mound for outdoor dining, and spectacular views that stretch for miles over rolling Cotswold hills.

To the side of the house, there is a large gravelled driveway and garden leading to the cottage and through to extensive gardens stretching from the back of the house down to a little apple orchard and hidden garden - ideal for children or growing vegetables.





Approximate Floor Area = 374.4 sq m / 4030 sq ft (Including Loft / Excluding Void)
 The Cottage = 44.8 sq m / 482 sq ft
 Total = 419.2 sq m / 4512 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105908

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. (ID767266)



Helen Waddilove

01451 600610

helen.waddilove@knightfrank.com

Knight Frank Stow-on-the-Wold

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

