

VAUGHANREYNOLDS
ESTATE AGENTS

Lower Brook House
Ford Lane
Langley

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



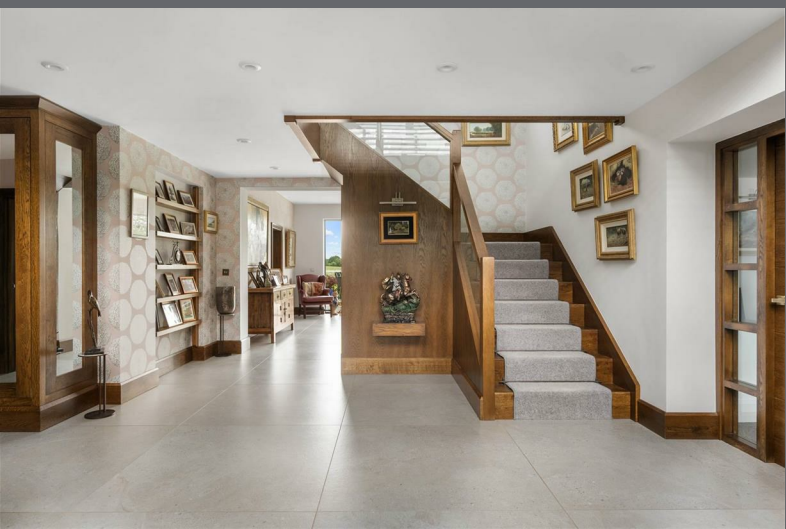
Matt Reynolds
Director



Lower Brook House, Ford Lane, Langley, Stratford-Upon-Avon, CV37 0HN

Set within approximately 1.7 acres of beautifully landscaped grounds and surrounded by glorious Warwickshire countryside, Lower Brook House is a truly remarkable residence of distinction. Combining exquisite craftsmanship, exceptional entertaining spaces and unrivalled privacy, this outstanding five-bedroom home offers a lifestyle defined by luxury, comfort and sophistication. Every element of the property has been meticulously designed and curated to the highest standards, creating an elegant family home equally suited to grand-scale entertaining and relaxed country living.

- * Grand Double Height Reception Hall * Six Versatile Reception Rooms * Bespoke Dining Family Kitchen
- * Utility / Laundry & Butlers Pantry * Three WC/Cloaks * Five Luxurious En-Suite Bedrooms * Home Gym
- * Separate Outside Office, Garden Room & Kitchen
- * Circa 1.7 Acres of Landscaped Grounds, * Stable Block * Triple Garage & Ample Gated Parking.



	
6	5
	
5	1.70 acre(s)

Grand Arrival

Beyond electric wrought-iron gates, a sweeping gravel driveway leads through mature grounds to an impressive residence that immediately commands attention. The striking double-height entrance hall sets the tone, flooded with natural light and showcasing bespoke handcrafted cabinetry by renowned cabinetmaker Thomas Philpott, alongside a magnificent galleried landing above.

The Heart of the Home

At the centre of the house lies a spectacular open-plan kitchen, dining and family space

designed for modern living. The bespoke handcrafted kitchen features a substantial central island with integrated seating, luxurious granite worktops and an exceptional range of premium appliances, including Gaggenau ovens and six wine fridges.

Bathed in natural light from a dramatic roof lantern and expansive glazing, the space seamlessly connects to the terraces and gardens beyond, creating an effortless flow between indoor and outdoor living.

Complementing the kitchen are a series of beautifully appointed reception rooms, including an elegant formal dining room, a sophisticated library, a welcoming family room and an impressive sitting room. For



entertaining on a grand scale, the dedicated games room features a bespoke bar, full-height drinks refrigeration and ample space for a full-sized snooker table.

A private study provides the ideal work-from-home environment, while two double garages, a utility room and extensive ancillary accommodation ensure practicality is matched by luxury.

A Private Sanctuary

The principal suite occupies its own private wing and delivers an exceptional retreat. Featuring a vaulted ceiling, breathtaking countryside views and space for a private sitting area, the bedroom is complemented by an extraordinary dressing room with three bespoke walk-in wardrobes, dedicated shoe storage and elegant seating areas.

The luxurious spa-inspired ensuite includes a freestanding bath, walk-in shower and twin vanity units, creating a sanctuary of comfort and relaxation.

Four further generously proportioned double bedrooms each enjoy beautifully appointed ensuite facilities, ensuring family and guests are accommodated in complete comfort. Several bedrooms benefit from balconies and far-reaching rural views, enhancing the sense of tranquillity and connection with the surrounding landscape.





EXCEPTIONAL LIFESTYLE AMENITIES

Designed to enhance modern family living, Lower Brook House offers a collection of outstanding ancillary spaces.

A detached timber-framed gymnasium has been finished to the same exacting standards as the main residence and provides the perfect setting for fitness, wellness, yoga or creative pursuits.

At the far end of the gardens, an impressive fully insulated and air-conditioned garden pavilion offers year-round entertaining. Complete with a fully fitted outdoor kitchen, stylish living space and expansive terraces, it provides a spectacular venue for hosting guests while enjoying panoramic countryside views.



Grounds & Equestrian Potential

The estate extends to approximately 1.7 acres of beautifully maintained gardens and grounds, thoughtfully designed to maximise privacy while embracing the surrounding rural landscape.

Expansive lawns, mature trees, ornamental planting and elegant terraces create a series of outdoor spaces perfectly suited to both relaxation and entertaining. A wraparound terrace extends directly from the principal reception rooms, providing an idyllic setting for alfresco dining and summer gatherings.

Beyond the formal gardens, a paddock and stabling offer exciting potential for equestrian facilities or the creation of additional leisure amenities, subject to individual requirements.

Location

Lower Brook House enjoys an enviable position within the sought-after village of Langley, offering the perfect balance between rural seclusion and exceptional connectivity.

The historic county town of Warwick and the internationally renowned market town of Stratford-upon-Avon are both within ten minutes, offering an excellent selection of restaurants, boutiques, cultural attractions and highly regarded schools. Birmingham International Airport is less than thirty minutes away, while direct rail services from Warwick and Leamington Spa provide convenient access to London.

With the Cotswolds on the doorstep and some of the Midlands' finest schools, sporting facilities and countryside walks nearby, Lower Brook House presents a rare opportunity to acquire one of the region's most distinguished country homes.





Ground Floor
Approx. 498.7 sq.metres (5367.9 sq. feet)



First Floor
Approx. 276.0 sq.metres (2971.2 sq. feet)



Total Area: Approx. 774.7 sq.metres (8339.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. N.B. Some of our images may have been enhanced using CGI.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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