

VAUGHANREYNOLDS
ESTATE AGENTS

The Old School
Alderminster

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



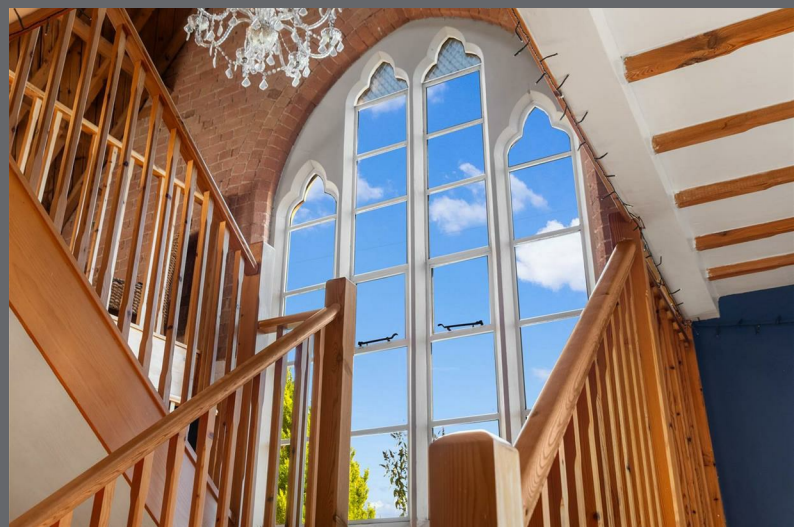
Matt Reynolds
Director



The Old School, Alderminster, Stratford-Upon-Avon, Warwickshire, CV37 8NY

The Old School is a remarkable former Victorian school, transformed into an impressive and highly individual country home of circa 5237 sq ft. Rich in architectural character yet notably unlisted, the property has an imposing presence, with tall Gothic-style stone mullioned windows, a patterned tiled roof and original bell turret providing an immediate reminder of its fascinating heritage.

- Inviting Hall, WC & Cloaks
- Four Versatile Reception Rooms
 - Breakfast Kitchen & Utility
- Impressive Games / Entertainment Room
 - Six Double Bedrooms
- Four Bath / Shower Rooms
- Mature Enclosed Garden
 - Ample Gated Parking
 - No Upward Chain
 - Video Tour Online



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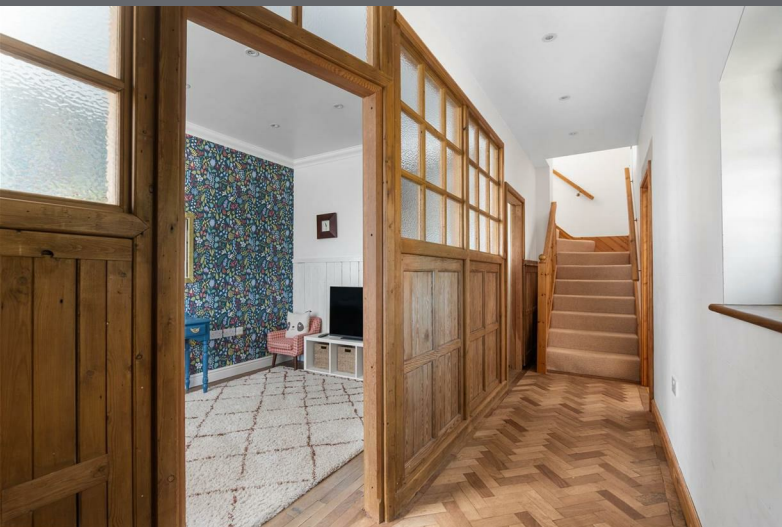


The property occupies a lovely position in the heart of Alderminster, a popular village with a great sense of community and an award-winning pub, all within easy reach of Stratford-upon-Avon.

Behind its distinctive façade lies an exceptional amount of beautifully proportioned and wonderfully versatile accommodation. Generous reception rooms sit alongside some outstanding entertaining spaces, while six bedrooms and three separate staircases create a layout particularly well suited to modern family life, multigenerational living or those simply seeking space and flexibility.

Period character remains evident throughout, with boarded timber and parquet floors, exposed beams and roof timbers, and traditional ledged, braced and panelled doors.

The ground floor offers an impressive collection of reception spaces. The drawing room is centred around a corner fireplace with wood-burning stove, while a separate snug provides a more intimate retreat. A particular highlight is the superb games/family room – a seriously impressive entertaining space of considerable scale, complete with fitted bar and ample room for relaxed seating, games and larger gatherings.



At the heart of the home is the impressive kitchen/breakfast room, featuring timber worktops, a substantial granite-topped island and breakfast bar, range cooker and integrated appliances. A striking glazed gable floods the room with natural light, while double doors open directly onto the garden. A separate utility room provides valuable additional practical space.

The sense of scale continues upstairs, where another of the home's defining spaces is the magnificent first-floor games/sitting room. With dramatic vaulted proportions, a pine-clad ceiling and exposed roof timbers and trusses, this exceptional room is equally suited to entertaining, relaxing or use as a cinema or family room.

There are six well-proportioned bedrooms, with the principal bedroom enjoying a Juliet balcony and bedroom four opening onto a west-facing balcony with an external spiral staircase. Bedroom three also incorporates a mezzanine area, while a selection of attractively appointed bathrooms and shower rooms serve the accommodation.

Outside, five-bar gates open onto a gravelled approach and generous private parking, enclosed by established hedging and a traditional boundary wall. Side access leads into the attractive south-facing rear garden, where a broad flagstone terrace provides a wonderful setting for outdoor dining and entertaining, overlooking the River Stour and open countryside beyond.

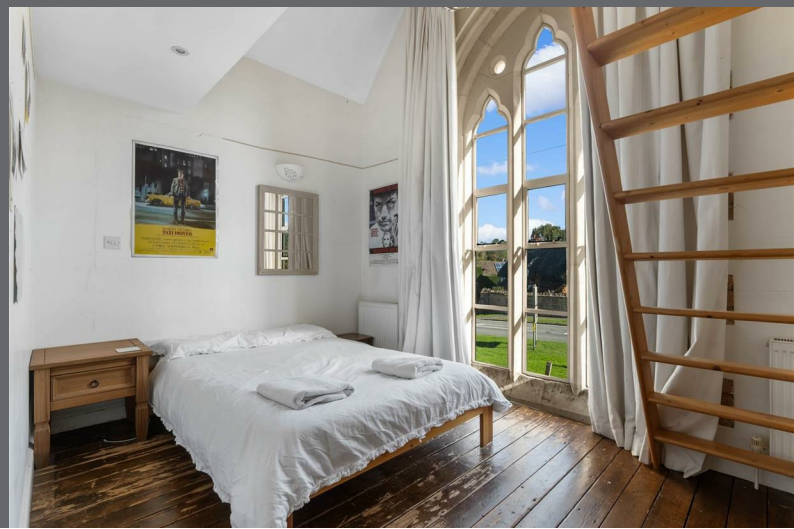
The gardens are predominantly laid to lawn, with terraced levels, gravel pathways and mature planted borders. A substantial brick-built outbuilding provides further versatility and excellent potential for use as a home office, studio, gym or ancillary space. Altogether, The Old School is a truly individual home of remarkable scale and character, combining exceptional living and entertaining spaces with a beautiful riverside setting – a rare opportunity in one of South Warwickshire's most appealing villages.





THE LOCATION

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village, a campervan showroom/garage, and The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.



ACCOMMODATION

Hall

Kitchen/Breakfast Room

6.71m x 4.39m (22' x 14'5")

Utility

4.35m x 3.8m (14'3" x 12'6£")

Sitting/Playroom

4.5m x 2.52m (14'1" x 8'3")

Drawing Room

5.95m x 4.18m (19'8" x 13'8")

Games/Family Room

6.05m x 6.17m (19'10" x 20'3")

Dining Room

5.81m x 6.34m (19'1" x 20'10")

First Floor

Games/Sitting Room

12.25m x 6.32m (40'4" x 20'9")

Bedroom Six

3.41m x 4.13m (11'2" x 13'6")

Bathroom

2.45m x 2.56m (18'3" x 8'5")

Shower Room

Bedroom Five

6.67 m x 4.43m (21'10" x 14'6")

Bedroom Four

4.16m 3.86m (13'8 x 12'8")

Bedroom Three

4.40m x 3.56m (14'5" x 12'8")

Second Floor

Bedroom Two

4.21 m x 3.86m (13'10" x 12'8")

Bedroom One

4.27m x 8.69m (14' x 28'6)

Dressing Room

3.75m x 2.55m (12'4" x 8'4")

En-suite

3.97m x 3.28m (13' x 10'9")





Ground Floor
Approx. 219.9 sq. metres (2344 sq. feet)



First Floor
Approx. 181.0 sq. metres (1946 sq. feet)



Second Floor
Approx. 165.7 sq. metres (1783 sq. feet)



Total area: approx. 466.6 sq. metres (5037.2 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
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 AI.

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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