



Luddington Manor  
Luddington, Stratford-upon-Avon, Warwickshire

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# A fine **Warwickshire Manor House** and cottage with lovely mature gardens and grounds in a sought-after village close to Stratford-upon-Avon.

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## Summary of accommodation

Reception hall | Dining room | Study | Sitting room | Morning room | Part vaulted drawing room | Cloakroom | Back hall | Kitchen/breakfast room with AGA | Family room | Utility | Cellar | Wine cellar | Indoor swimming pool with plant room, shower, changing room and WC

Six double bedrooms (two fitted as dressing rooms) | Two bathrooms (one en suite) | En suite shower room | Second floor washroom and WC

**Attached cottage:** Sitting room | Kitchen | Two double bedrooms, one with en suite shower room | Family bathroom

Coach house garaging | Fine mature gardens with irrigation, folly, wooden garden store, orchard and paddocks | Frontage to the river Avon

**In all, about 6.6 acres (2.67 hectares)**

## Distances

Stratford-upon-Avon 3 miles, M40 (J15) 9 miles, Warwick 11 miles

Warwick Parkway Station 11 miles (trains to London Marylebone from 69 mins), Birmingham International Airport 23 miles

(All distances and times are approximate)



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## Situation

Luddington is a pretty village on the banks of the River Avon, three miles west of Stratford-upon-Avon. Facilities include a 19th century church, a marina with a 17th century lock, village green and village hall.

Stratford-upon-Avon is internationally renowned for its Shakespearean heritage and theatres and also provides excellent shopping and recreational facilities, including a superb array of restaurants, shops, bars and dining pubs. The River Avon and the canal offer boating opportunities, and a footpath connects Luddington directly with Stratford-upon-Avon along the banks of the river.

The area has a wide selection of state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys and Stratford-upon-Avon Grammar School for Girls, Alcester Grammar School; Warwick Prep and Public Schools and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

Golf is at Welford-on-Avon, The Welcombe at Stratford-upon-Avon and The Warwickshire at Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham.





## The property

Luddington Manor is an attractive Grade II listed property occupying a prime position within the village. The Manor House has been listed as being of Special Architectural Historic interest and sits within a Conservation Area.

The property dates in parts from the 16th or early 17th century and has fine exposed wall and ceiling timbers dating from this period. The front of the house is Georgian with south-facing Victorian bays, which, combined with sash windows, make rooms bright and sunny. The property benefits from an extensive programme of renovation and refurbishment undertaken by the current owners in 2017/2018.

The paddock to the rear is south-facing and terraced, possibly for Medieval or Roman vineyards.

Once part of the Marquis of Hertford's Ragley Hall Estate, the property was once occupied by the Hathaway family, who farmed at Shottery, relatives of Anne Hathaway, wife of William Shakespeare.

The house has well-balanced, beautifully presented family accommodation, including fine fireplaces, tiled, flag stone and timber floors and original staircases. There are south-facing bay windows in the sitting room and dining room, as well as French doors from the reception rooms, which provide access to the gardens.

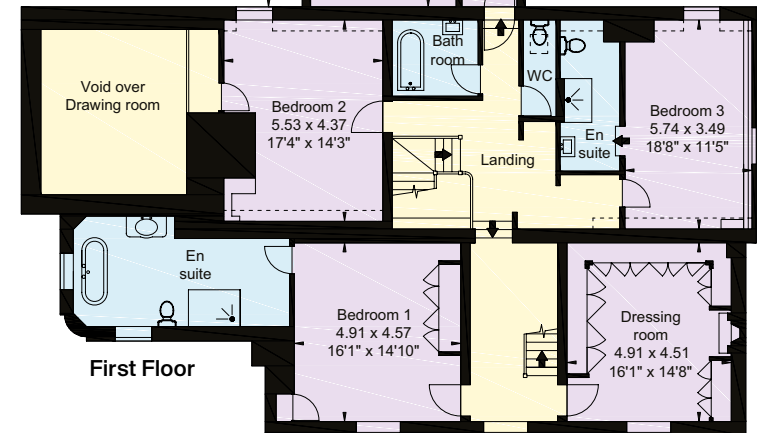
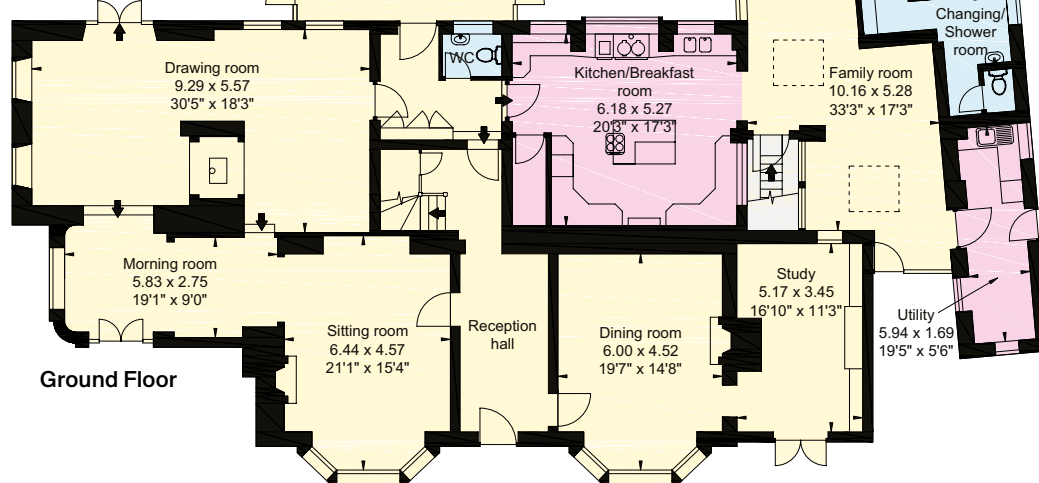
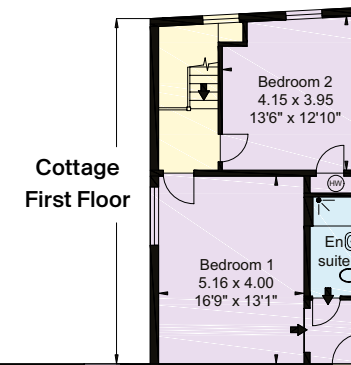
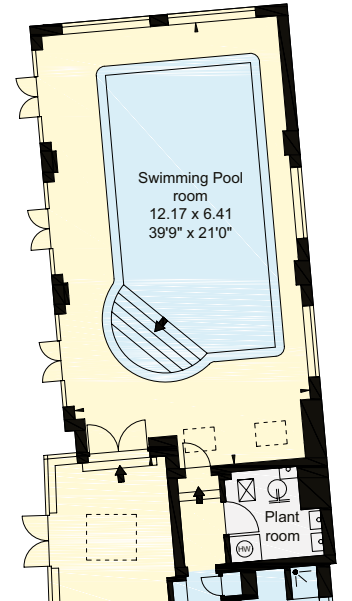
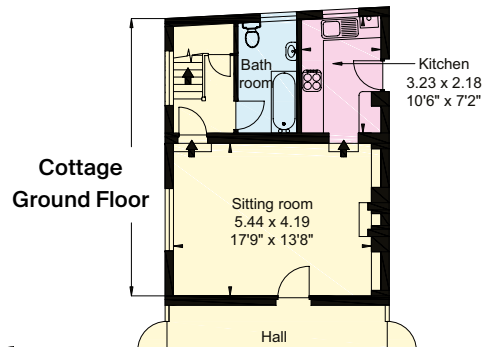
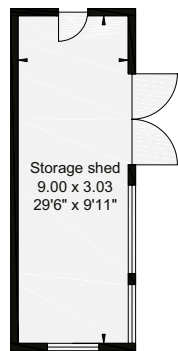
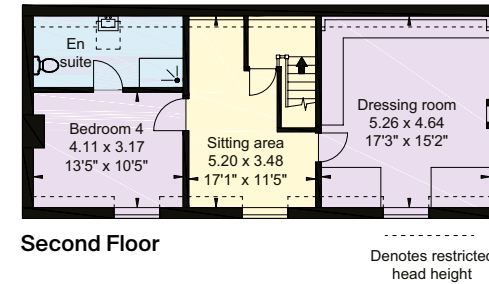
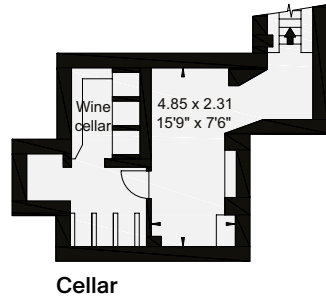
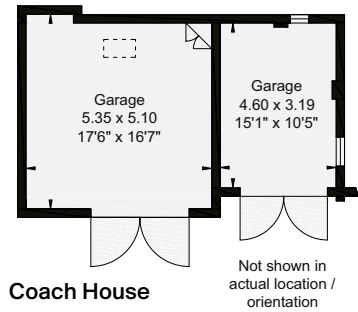




**Approximate Gross Internal Floor Area**  
**House: 655 sq m (7,051 sq ft)**  
**Cottage: 97 sq m (1,044 sq ft)**  
**Coach House: 42 sq m (452 sq ft)**  
**Storage shed: 27.5 sq m (296 sq ft)**  
**Total: 821.5 sq m (8,843 sq ft)**

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 the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside









The family room located off the kitchen gives a further dimension to the accommodation and gives access to the lovely vaulted indoor swimming pool, with French doors to a delightful patio at the rear.

The kitchen/breakfast room has integrated appliances, painted units with granite tops, an island unit, and four oven electric AGA with a picture window behind, enjoying views over the grounds.

The bedrooms are all of a generous size. The principal bedroom faces south and has a large en suite bathroom with a copper and nickel bath and separate shower and a beautifully appointed dressing room. Bedroom two has a balcony over the drawing room and bedroom three has an en suite shower room. Family bathroom and separate WC.

The accommodation on the second floor comprises of bedroom four with en suite shower room, dressing room and sitting room.





The cottage, also beautifully presented, has housed visiting members of the Royal Shakespeare Company for many years. Providing stylish self-contained accommodation with a generous sitting room and principal bedroom suite, second double bedroom, bathroom and a fully fitted kitchen.



## Gardens and grounds

Situated behind lias stone wall and wrought iron fence, with double wrought iron gates to a gravel drive. The deep front garden is lawned with yew trees, horse chestnut and a fine Cedar of Lebanon. The quaint garden folly building houses a water tank for the pumped garden irrigation system served by a well.

The front garden has roses and herbaceous shrub and bulb borders beneath the lias stone garden wall. Rose's, magnolia and wisteria adorn the front of the house.

To the side of the house is a paved parking area and Coach House providing garaging, side lawn with rose shrub borders, walnut, fig and clematis.

Behind the house is an extensive, well-maintained lawn, fine flagstone and gravel patio with roses, magnolia and crab apple. Aerated wildlife pond. Large wooden garden store, mature fruit trees, south-facing terraced grassland paddock beyond, with separate vehicle access from the lane.

Across the village lane is a further grass paddock with a rarely used footpath across the corner, adjoining the churchyard. A willow and hawthorn bank slope down to the river Avon, to which the property has frontage of about 70 yards with riparian rights. The property is situated well above the floodplain.

## Services

Mains electricity, water and drainage, LP gas, Central heating. Telephone and broadband. Security system

## Fixtures and fittings

Only those items mentioned in these sales particulars, together with fitted carpets curtains, some light fittings, garden statutory and lamps, and integrated kitchen appliances, are included in the sale. All others are excluded.



## Directions (CV37 9SJ)

From the centre of Stratford-upon-Avon, proceed West on the B439 Evesham Road. Just before Bordon Hill, turn left signposted Luddington and Stratford Racecourse. Proceed along this road for approximately 1½ miles, and on reaching the centre of the village of Luddington, the entrance to Luddington Manor will be found on the right-hand side, just past the village green.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council: 01789 267575

**Council Tax:** Band H

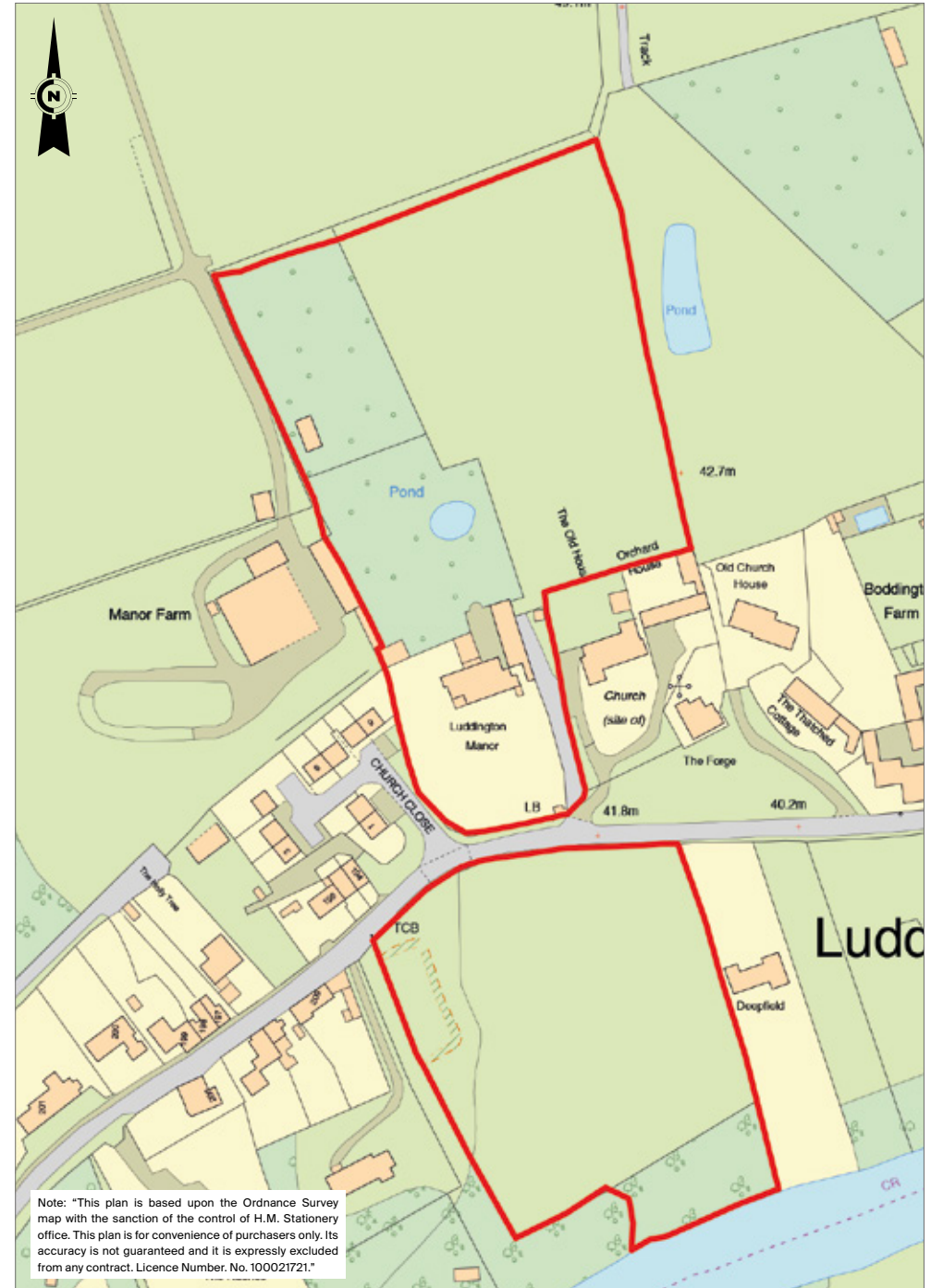


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated March 2017. Reference: JVEW/1:1039157

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Date: 17 September 2024  
Our reference: STR012253089

## Luddington Manor, Luddington, Nr Stratford Upon Avon, Stratford-upon-Avon, CV37 9SJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,400,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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