

Beaufort House  
Edstone, Wootton Wawen, Warwickshire

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# A home of **exceptional character and quality** in the grounds of The Edstone Hall Estate, with its own lakeside frontage.

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## Summary of accommodation

Parkland setting | Reception hall | Cloakroom | Dining room | Drawing room | Kitchen/breakfast room with south-facing garden room | Utility

Four bedrooms, two en suite | Family bathroom | Garage

Courtyard parking for eight cars | Separate garden office/studio with stores | Superb garden with patio and deck and lakeside sitting area with views over the lake

**In all, about ½ acre**

## Distances

Henley-in-Arden 3 miles, Stratford upon Avon 5 miles, Warwick 7 miles, M40 (J15) 7 miles, Warwick Parkway Station 7 miles (trains to London Marylebone from 69 mins), Leamington Spa 9 miles, Solihull 12 miles, Birmingham International Airport 14 miles

(All distances and times are approximate)



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## Situation

Beaufort House is situated in a uniquely beautiful location up a ¾ mile tree-lined private drive, within the Estate of Edstone Hall, surrounded by mature parklands, and with gardens running to and bounded by a 10 acre lake, and just outside the village of Wootton Wawen, an attractive historic village with many period properties, including Wootton Hall and the Saxon church. The village sits in Warwickshire's rolling countryside with easy access to communication links in all directions.

The village has an active community with a post office/general store, the Parish Church of St Peter, a vibrant public house with restaurant, and two highly popular venues at The View and Field and Fork. More extensive facilities are just a few minutes' drive to either Henley-in-Arden and Stratford-upon-Avon, which forms the region's cultural centre with the Royal Shakespeare Theatre.

Intercity trains run from Warwick Parkway to London Marylebone, and Birmingham International Airport is 14 miles away. There is a community train service to Birmingham city centre from Wootton Wawen and Henley-in-Arden. There is an excellent range of state, grammar, and private schools in the area to suit most requirements, including Stratford Prep School, King Edwards Grammar School for Boys, Stratford upon Avon Grammar School for Girls, and Stratford High School, Warwick. Leamington Spa and Solihull are also nearby, providing good private schooling and facilities. Local racecourses include Warwick and Stratford-upon-Avon, and there are golf courses at Bearley, Stratford, and Leek Wootton

## The property

The location, quality, and sheer tranquillity of Beaufort House is rare. The building was in the corner of the Stables block of the original Edstone Hall, dating back to the 18th century. The conversions to Beaufort House took place in 1986, and further extensive conversions in 2000, coupled with considerable internal and external works by the current owners over the last 17 years, to produce a rare gem of a property. The entrance off the shared courtyard belies the property, hiding behind the double front doors.





BON APPETIT



Beaufort House offers high-quality living for families or couples. The ground floor, with natural Limestone flooring throughout, opens into an open entrance hall with exquisite turned wood semi-spiral staircase. To the right is a fine dining room, used for winter evenings to entertain friends.

The cloakroom is beautifully decorated and has high-level hat storage and cloaks. Leading off the cloakroom is a utility room also housing the underfloor heating system controls and the zoned house heating control, the heat store sealed water tank and water softening unit. There is a Siemens washing machine and Siemens hot air dryer and further ample coat storage.

From the entrance door, the drawing room is the next stop with fully fitted display cases, log fire and media wall. A most comfortable room that can be closed off from the hall, kitchen, and the entrance into the conservatory.

There are double doors into the fabulous kitchen built out of solid wood units by Featherbow, housing full height Neff freezer and double Liebherr fridges housed in a La Ghiacciaia Refrigerator cabinet, double gas hob and built-in Smeg microwave. The high point is a newly installed electric AGA used for those special Sunday roasts. The kitchen equipment is finished off with a Quooker hot water tap and Insinkerator waste disposal.

The kitchen and the drawing room have double-door access into the Garden room, the focal point of the accommodation. Fitted with automatic roof window, electric and manual roof blinds, manual door blinds, a Fujitsu air cool and air heat system, and underfloor heating. The garden room has its own dining area and extensive seating area for lounging and entertaining. A truly fabulous room for family gatherings and entertaining or just chilling. Three pairs of glazed double doors with windows open between the patio and garden.

To the first floor, there are four bedrooms and three bathrooms, with two large principal bedrooms with en suite shower bathrooms, one on the south side also having air conditioning. Of the remaining two, one is currently in use as a dressing room, the other as a guest double, both sharing the family bathroom which has a Jacuzzi bath and shower. Throughout the first floor, there are no less than nine fitted double wardrobes. Boarded loft storage with loft ladder.







**Approximate Gross Internal Floor Area**

House: 214.1 sq m (2,304 sq ft)

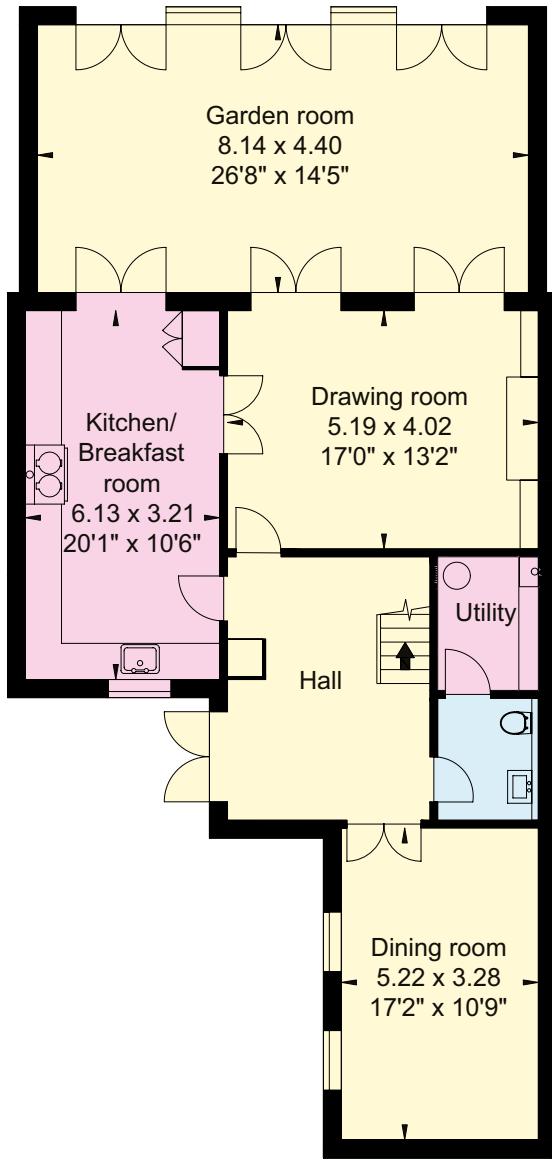
Outbuilding: 30.7 sq m (330 sq ft)

Garage: 16.2 sq m (174 sq ft)

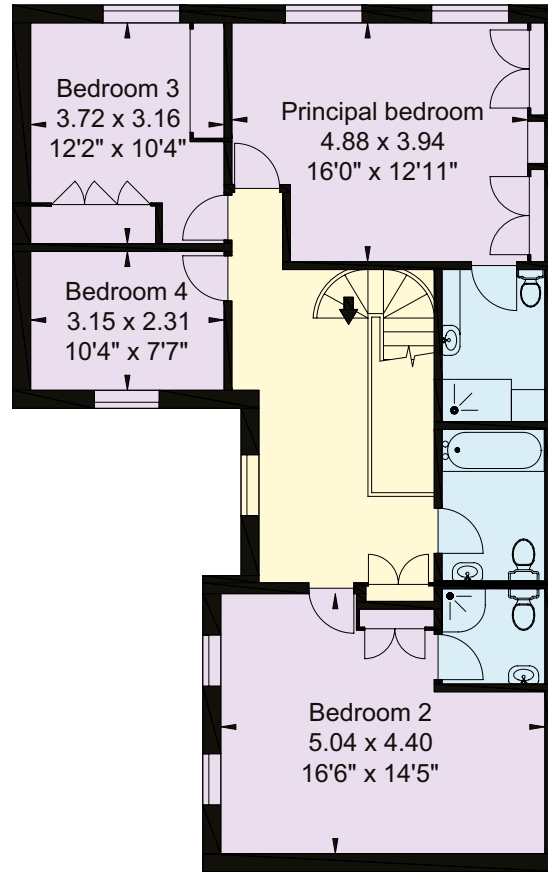
**Total: 261 sq m (2,808 sq ft)**

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.

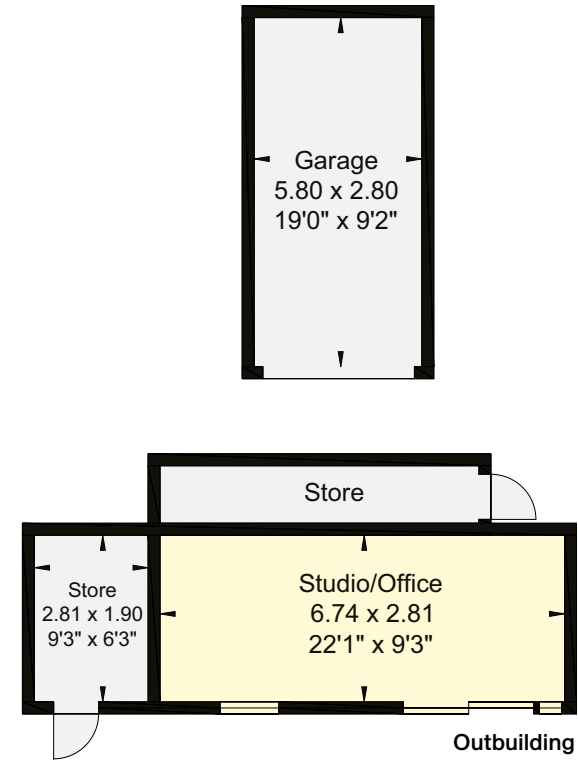
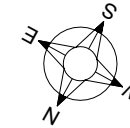
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Outbuilding

Not shown in actual location / orientation

## Gardens and grounds

Beaufort House is situated within Edstone Courtyard, used by a total of three properties. It has a cobbled parking strip in front of the property taking two cars, and a single garage. In addition, Beaufort House owns an area of land, as you turn into the courtyard, of reinforced grass standing that can park a further five cars, giving a total of eight car spaces.

The real jewel in Beaufort's crown is the gardens, which have been immaculately developed to provide a variety of seating and dining areas, as well as a large high-quality cedar clad garden building housing a work room/store and an office that is big enough for multiple occupants to work or play.

Throughout are thoughtfully placed garden lighting, watering points and electricity points feeding four water features.

The lawns are maintained by an electric Husqvarna mower (called Jeeves), and they slope down to the wonderful lakeside deck for entertaining or just tranquil sitting watching swans, a variety of geese, ducks of all sorts, kingfishers, cormorants and herons. It is a tranquil place of nature. The lake has never flooded within living memory.









## Services

Mains electricity and water are connected to the property. Oil-fired central heating. Shared drainage.

Concealed bottled gas is used for gas cooking.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings, are specifically excluded from the sale. The vendor's solicitor will provide a fixtures and fittings schedule of items included, excluded and available by separate negotiation.

## Directions (B95 6DD)

Proceed through the entrance to Edstone Hall from the A3400 Stratford-upon-Avon to Henley-in-Arden road, proceed past the Lodge and through the park, fork left and the entrance to the courtyard will be found on the right. Beaufort House is the property in the right hand corner of the courtyard.

**What3Words:** ///spring.represent.legend

## Viewing

Strictly by prior appointment only with the agents.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band F

**EPC Rating:** D



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 2024. Photographs and videos dated July 2024.

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Date: 05 July 2024  
Our reference: STR012311857

## Beaufort House, Edstone, Wootton Wawen, Henley-in-arden, B95 6DD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of £1,175,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

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

Yours faithfully



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