



The Old Manor  
Dorsington, Stratford-Upon-Avon, Warwickshire

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An immaculately presented, **period thatched house** dating back to the early C16th with mature, landscaped gardens and immaculate grounds extending to 9.34 acres.

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## Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room | WC | Wine cellar

Principal bedroom with en suite | Bedroom two with en suite | Bedroom three with en suite | Bedroom Four

Summer House | Annexe | Double Garage | Garden Storage (with potential to convert into stables subject to necessary planning consent)

**In all, about 9.34 acres**

## Distances

Welford on Avon 2.5 miles, Honeybourne 5 miles (trains to London Paddington), Stratford upon Avon 7 miles

Chipping Campden 10 miles, Birmingham City Centre 28 miles

(All distances and times are approximate)



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## Situation

Set in a conservation area on the edge of the Cotswolds, the quintessential village of Dorsington offers rural countryside living positioned just 7 miles from Stratford-upon-Avon. The desirable village features its own Victorian Church and a village green and is surrounded by The Heart of England Forest, with over 1 million trees planted since 1996 by Felix Dennis, providing miles of permissive walks. Dorsington offers country living yet is still close enough to major towns for larger shops, restaurants, and healthcare facilities. For everyday needs, there are local amenities such as pubs, village shops, butchers and hair salons close by in the village of Welford-on-Avon.

Primary schooling is available in Welford-on-Avon and Pebworth, and there is an excellent range of state, private and grammar schools in the area to suit most requirements, including Warwick School, Warwick Junior School, King's High School and Warwick Prep in Warwick, Stratford Girls' Grammar School, and King Edward VI Shakespeare's school for boys in Stratford-Upon-Avon.

For the commuter, Honeybourne Station is approximately 4 miles away with a rail service to London Paddington, and the nearest train station to provide access to London Marylebone is Warwick Parkway. There are also road networks to London and Oxford via the M40 (J15), and Birmingham Airport is easily accessible being 30 miles away.







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## The property

The Old Manor is the most charming, thatched property dating back to the early C16th, constructed partly from blue lias stone and partly timber-framed. The property was formerly five cottages, known as Manor Cottages, and was altered in the C16th, C17th and later in the mid-C19th to house an important parish member. Structural changes have been made to reflect this, including the lias stone extension to the southern elevation and the addition of the stone wine cellar, accessed by external stone stairs. The property is Grade II listed for Special Architectural or Historic Interest and oozes character, with original ceiling timbers, antique bordered doors with wooden latches, and diamond leaded light windows throughout.

The property is entered through ornate, wrought iron gates with stone piers and orb finials, which open to a spacious in-and-out drive. If on foot, an electric hand gate from the lane opens to a paved stone pathway leading to the beautiful front door. Beyond this lies an impressive reception hall with terracotta tiled flooring and a beautiful stone fireplace, which provides access to the WC and a large store cupboard, both with stone mullion windows overlooking the stunning garden to the rear. To the left is a magnificent, triple-aspect drawing room with a large stone fireplace and wood burner and stone mullion windows with walnut windowsills, offering breathtaking views over the immaculate grounds.

To the right of the reception hall is a more intimate dining room with a dual aspect and a spectacular stone inglenook fireplace with enormous lintel beam. This flows into the spacious kitchen and breakfast room, designed by Johnny Grey, which is finished to an incredibly high standard, and includes a blue, four oven AGA in a blue lias stone surround, wooden cupboards with veneer panels and granite worktops, and oak windows with leaded lights and stain glass panels. French doors with bevelled glass open to the patio and the stunning grounds beyond.

Stairs with hand-carved oak bannisters rise to a galleried landing, which provides access to three timber vaulted double bedrooms with luxurious en suites, and although the sanitary fittings are slightly dated, they are beautifully presented and are very high quality. A further fourth bedroom is located at the end of the landing, and each room offers a different aspect of the unrivalled views to the surrounding gardens and grounds.



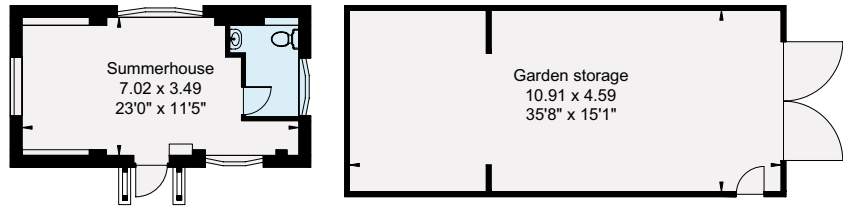




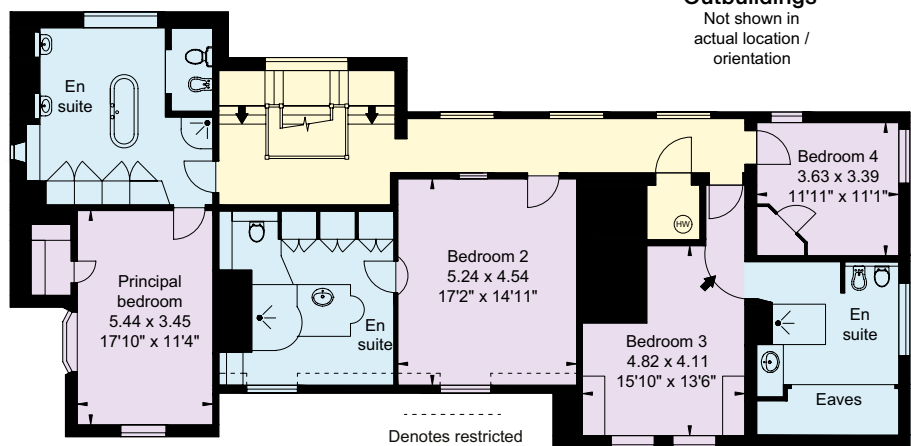




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

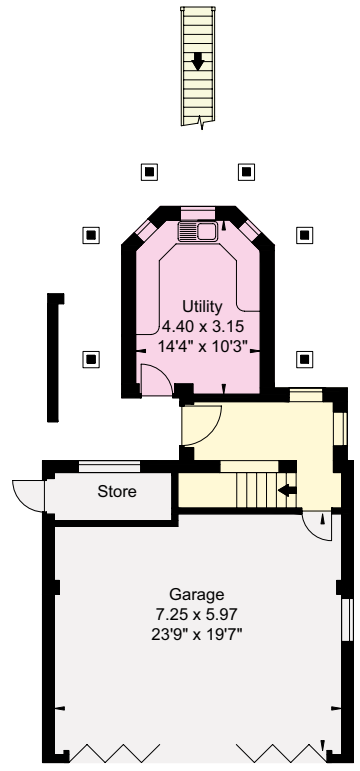


**Outbuildings**  
Not shown in actual location / orientation

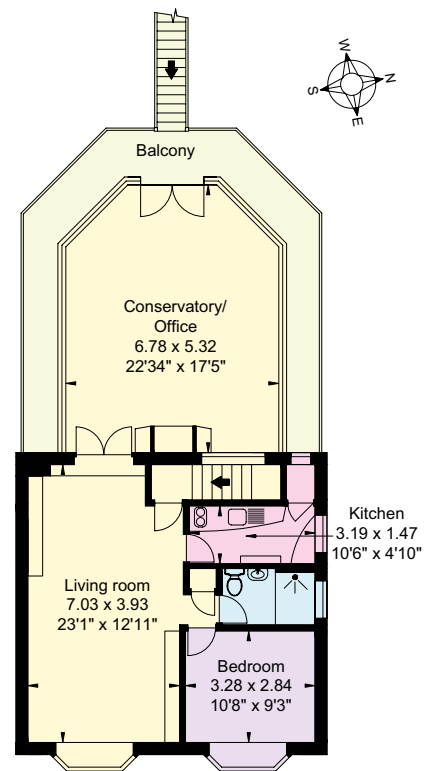


**First Floor**

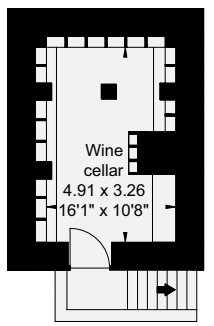
Denotes restricted head height



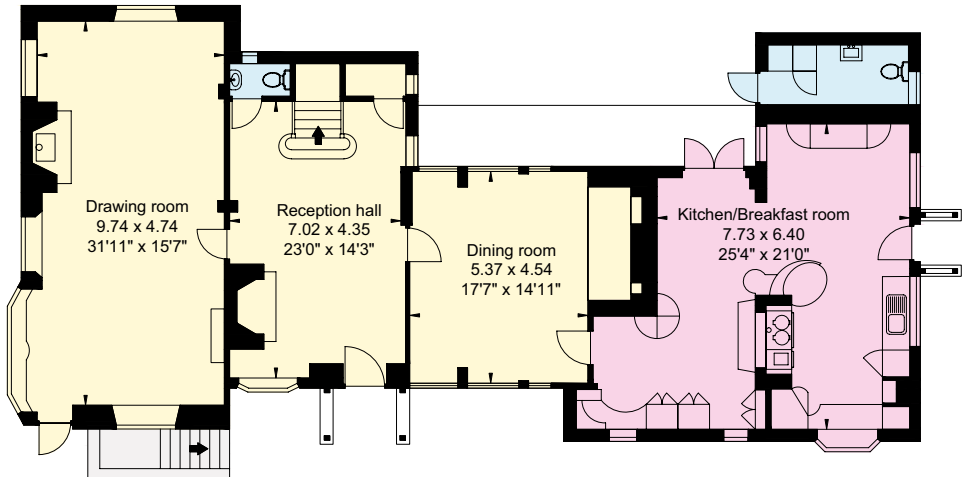
**Annexe Ground Floor**



**Annexe First Floor**



**Cellar**



**Ground Floor**

**Approximate Gross Internal Floor Area**  
**House: 362 sq m (3,897 sq ft)**  
**Annexe: 157 sq m (1,690 sq ft)**  
**Outbuildings: 75 sq m (808 sq ft)**  
**Total: 594 sq m (6,395 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.





Annexe



Annexe

## Annexe

Externally, there is a separate annexe that mirrors the style of The Old Manor, with a part-timber construction and a beautiful, thatched roof. The annexe was sympathetically altered in 1996 to add a raised conservatory to the rear of the property, which can be accessed via an internal staircase or an external staircase with a cast iron bannister to enjoy the magnificent view of the gardens and rolling countryside beyond. This is currently used as a home office, with air conditioning and an underfloor heating system, built-in storage and a veranda.

The annexe further extends to a double garage with boiler room on the ground floor and a spacious living room, bedroom, shower room and fully equipped kitchen on the first floor.



Annexe





## Gardens and grounds

The delightful gardens and grounds, extending to 9.34 acres, are a particular feature of the Old Manor, being principally lawned and beautifully landscaped. The property is set behind impressive, clipped yew topiary to the front, as well as ornate, wrought iron gates, which offer a sense of privacy from the lane and grandeur upon arrival. To the rear, the large expanse of westerly-facing lawn is immaculately presented and well-stocked.

The lawn includes an elaborate rockery with flagstone paths and gravel areas, with a scattering of olive, walnut, acer, and dwarf pine trees to the centre and colourful, herbaceous borders to the perimeter. Hidden behind a crenellated hedge lies a private water garden with a large pond surrounded by a low electric fence; this includes a wide variety of carp and a water fountain with a magnificent Atlas sculpture. There is also a flagstone terrace with shrub and heather borders leading from the French doors in the kitchen, which is ideal for outdoor entertaining. A charming, thatched summer house is located to the far, south-westerly corner of the garden and includes a toilet, electric heating a beautiful dual aspect.









Beyond the rear garden is a large parcel of ridge and furrow land with young parkland plantation and a wooden shed, currently used as garden storage, which could be ideal for converting to stabling subject to obtaining the necessary planning consent.

## Services

Mains electricity, water and drainage are connected to The Old Manor. The Summerhouse is connected to a septic tank. LPG fired central heating (installed in 09/08/22).

## Directions (CV37 8AR)

Proceed out of Stratford-upon-Avon town along the Evesham Road for 3 miles, then turn left at the signposts for Welford on Avon. Continue through the village, turning right on to Barton Road. Stay on Barton Road for approximately 1.5 miles, then take the left-hand turn towards Dorsington. Follow this road through the village and take a left at the end of the road on to Dorsington Road. Continue for 0.5 miles or so, and the property is located on the right-hand side, accessed via a pair of red, wrought iron gates.







## 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

**EPC Rating:** The Old Manor Annexe – F



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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Date: 23 April 2024  
Our reference: STR012374314

## The Old Manor, Dorsington, Stratford-upon-Avon, CV37 8AR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,800,000.

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



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