



WASPERTON HOUSE

Wasperton, Warwickshire



A GRADE II LISTED GEORGIAN COUNTRY HOUSE WITH AN ARRAY OF OUTBUILDINGS AND EXPANSIVE GARDEN.

Summary of accommodation

Reception hall | Dining room | Drawing room | Garden room | Kitchen/breakfast room | Family room | Study | Utility room | Cloak room | Cellar

Principal bedroom with en suite bathroom, dressing room and terrace | Seven further bedrooms suites

Outbuildings: Triple garage with studio above | Eight stables | Tack room | Rug room | Double garages | Indoor arena | Office space | Manger

Garden & Grounds: Well stocked garden | Extensive lawns | Outdoor entertaining area | Swimming pool | Mature trees & hedging

In all approximately 7.36 acres

Distances: M40 (J15) 2.5 miles, Leamington Spa 7 miles, Stratford-upon-Avon 7 miles, Warwick 5 miles

Birmingham Airport 20 miles, Warwick Station 5 miles (London Marylebone 90 minutes), London 9 miles

(All distances and times are approximate)

LOCATION

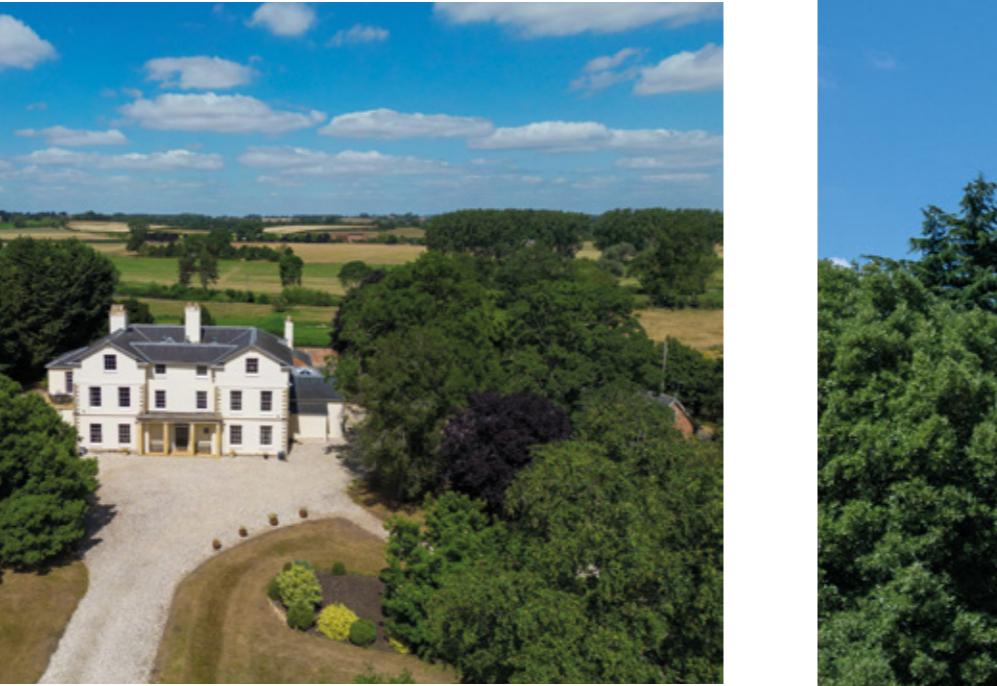
Wasperton House is set in the heart of Wasperton, a small and peaceful Warwickshire village centred around an attractive early parish church and a quiet no-through road. The surrounding countryside is criss-crossed with bridleways and footpaths, offering superb riding and walking, with the Cotswolds just a short drive to the south along the historic Roman Fosse Way.

The area is well known for country pursuits, fishing and canoeing on the River Avon, polo at Southam, Rugby, Kirtlington and Cirencester Park, and racing at Cheltenham, Stratford and Warwick. There are several golf courses within easy reach, including Stratford-upon-Avon and Warwick, as well as leisure centres, cinemas, and the world-renowned Royal Shakespeare Theatre in Stratford-upon-Avon.

Local amenities can be found in the nearby village of Barford (1.5 miles), which has a village store for everyday needs. Stratford-upon-Avon and Royal Leamington Spa both offer excellent shopping, dining, and cultural attractions.

Schooling in the area is outstanding, with primary schools in Barford and Wellesbourne, and a strong selection of state, grammar, and independent schools, including Warwick Prep, Warwick Boys School, King's High School for Girls, The Croft Prep, Kingsley School for Girls, and Arnold Lodge Prep School.

The property enjoys excellent transport links, with the M40 (J15) nearby providing access to the M5, M6, and M42, and fast rail connections to London and Birmingham from Warwick Parkway.

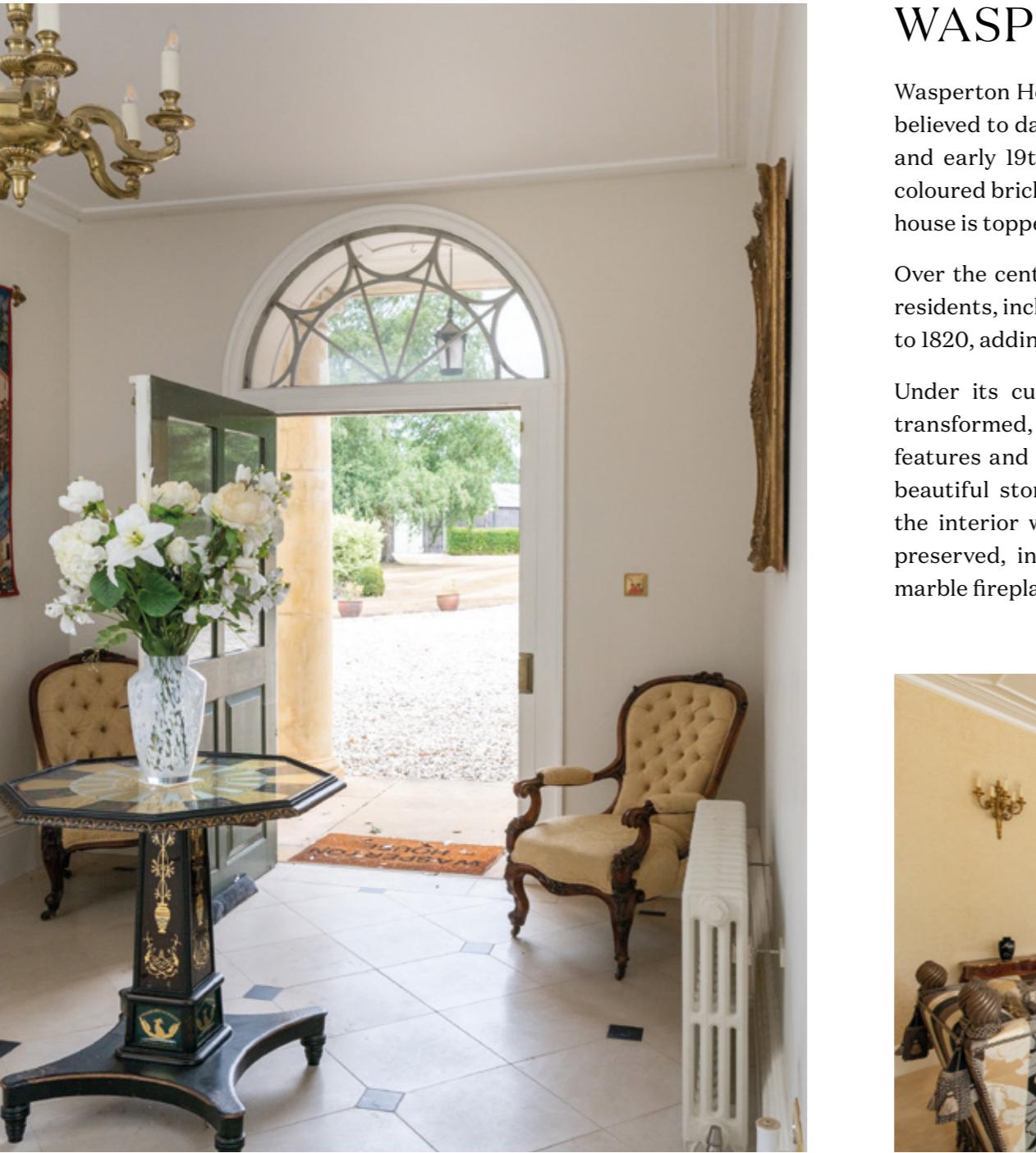


WASPERTON HOUSE

Wasperton House is a distinguished Grade II listed property, with origins believed to date back to the 17th century. Additions were made in the 18th and early 19th centuries, with the second floor added in 1840. Built of coloured brick with elegant stone quoins to the ground and first floors, the house is topped with a traditional low-pitched slate roof.

Over the centuries, Wasperton House has been home to several notable residents, including Captain William Parker, Admiral of the Fleet from 1815 to 1820, adding to its rich historical significance.

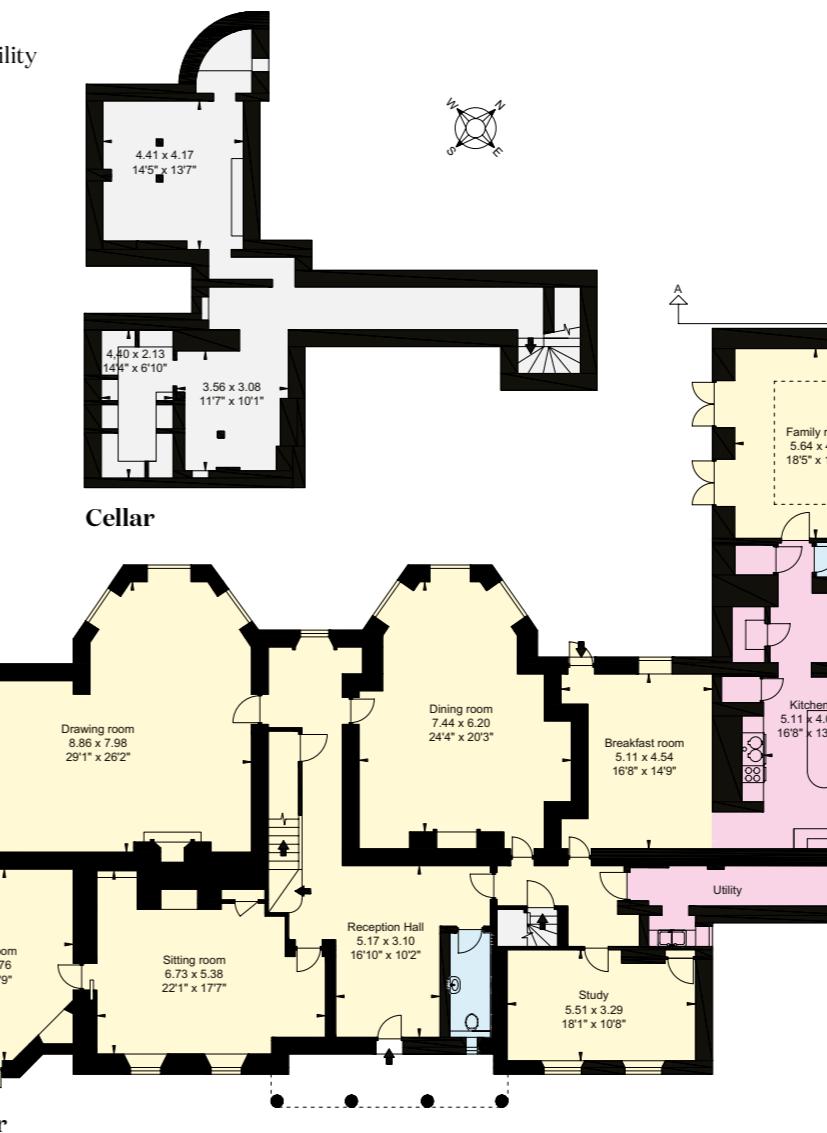
Under its current ownership, Wasperton House has been completely transformed, combining modern comfort with the charm of its period features and exceptional room proportions. The ground floor showcases beautiful stone floors and large sash windows in every room, flooding the interior with natural light. Original details have been meticulously preserved, including a wood-panelled sitting room and study, striking marble fireplaces, and fine parquet flooring.



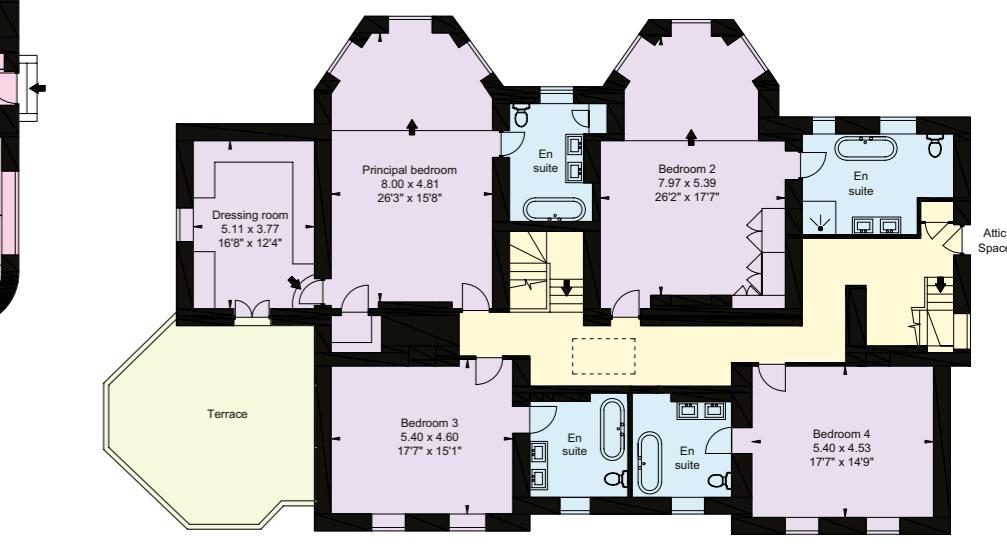
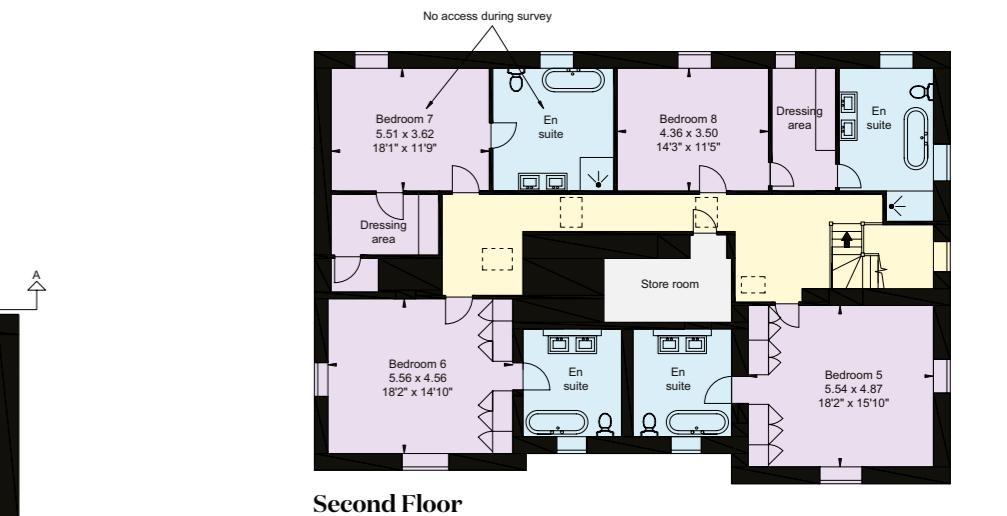




Reception
 Bedroom
 Bathroom
 Kitchen/Utility
 Storage
 Outside



Approximate Gross Internal Area
House: 878 sq m (9,451 sq ft)



This plan is for layout guidance only. Not drawn to scale or to survey. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

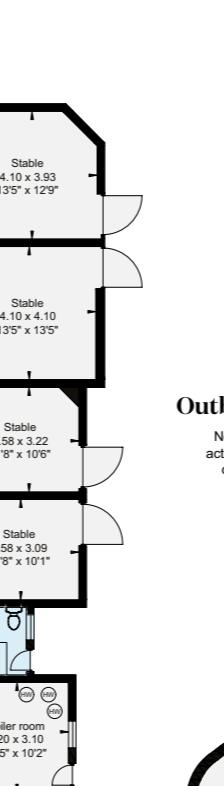
Upstairs, the grand proportions continue with an exceptional principal bedroom suite, complete with a dressing room, en suite bathroom, and doors opening onto a private terrace. There are a further seven bedrooms, each with its own en suite, two of which, located on the top floor also feature their own dressing areas.



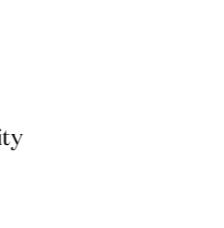
OUTBUILDINGS

Wasperton House is complemented by an extensive range of outbuildings, including a charming stable yard currently used for storage, with an office space above. The yard could easily be reinstated for equestrian use, while the office offers potential for conversion into staff accommodation or, subject to the necessary planning permissions, a separate dwelling.

Opposite the main house is a triple garage with a studio above, providing further versatile space. On the left-hand side of the driveway is an impressive indoor arena (27m x 57m), which, while ideal for equestrian use, could also be adapted for a variety of purposes such as classic car storage or an indoor sports hall, depending on the buyer's requirements.



Ground Floor



First Floor



Ground Floor



First Floor

Approximate Gross Internal Area
Outbuildings: 476 sq m (5,124 sq ft)
Indoor Arena: 1,531 sq m (16,480 sq ft)

This plan is for layout guidance only. Not drawn to scale or to exact measurements. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them.



GARDEN & GROUNDS

Predominantly laid to lawn, the gardens are complemented by a variety of mature trees and hedging, providing excellent privacy. The grounds also feature a swimming pool and hot tub, both set within a walled enclosure, alongside an impressive driveway that enhances the property's grand approach.

PROPERTY INFORMATION

Services

House: Mains gas, water and electricity. Septic tank. Gas AGA. ADT alarm.
Pool: Air source heat pump.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

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

EPC Rating: E

Council Tax: Band H

Rights of Way: There is no public footpath and bridleway over the land.

Listing: The property is Grade II listed.

Viewing: Strictly by prior appointment with sole agents Knight Frank.

Directions

Postcode: CV35 8EB

what3words: //marginal.conducted.subsystem





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Date: 15 December 2025
Our reference: STR012444736

Wasperton House, Wasperton, Warwick, CV35 8EB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000.

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.

A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

KNIGHT FRANK LLP

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