



# FAIRFIELD

Alveston Lane, Alveston, Warwickshire



## A BEAUTIFULLY FINISHED HOME WITH FLEXIBLE ACCOMODATION

An attractive property in a highly desirable village setting offering superbly presented accommodation throughout with the benefit of a one bedroom annexe.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



## ALVESTON WARWICKSHIRE

Situated in the highly desirable village of Alveston, Fairfield offers the best of village living with superb connections and amenities close at hand. The village has a welcoming village church and two much-loved local favourites - The Ferry Inn and Baraset Barn, both renowned for their excellent food and warm atmosphere. Families will appreciate Alveston C of E Primary School being within walking distance.

The neighbouring village of Tiddington provides everyday convenience with a Spar shop and Post Office, as well as a selection of restaurants, a pub, a hotel, a community centre, a primary school, and a village hall.

A short drive away is the historic market town of Stratford-upon-Avon, offering an exceptional range of shops, restaurants, schools and leisure facilities.



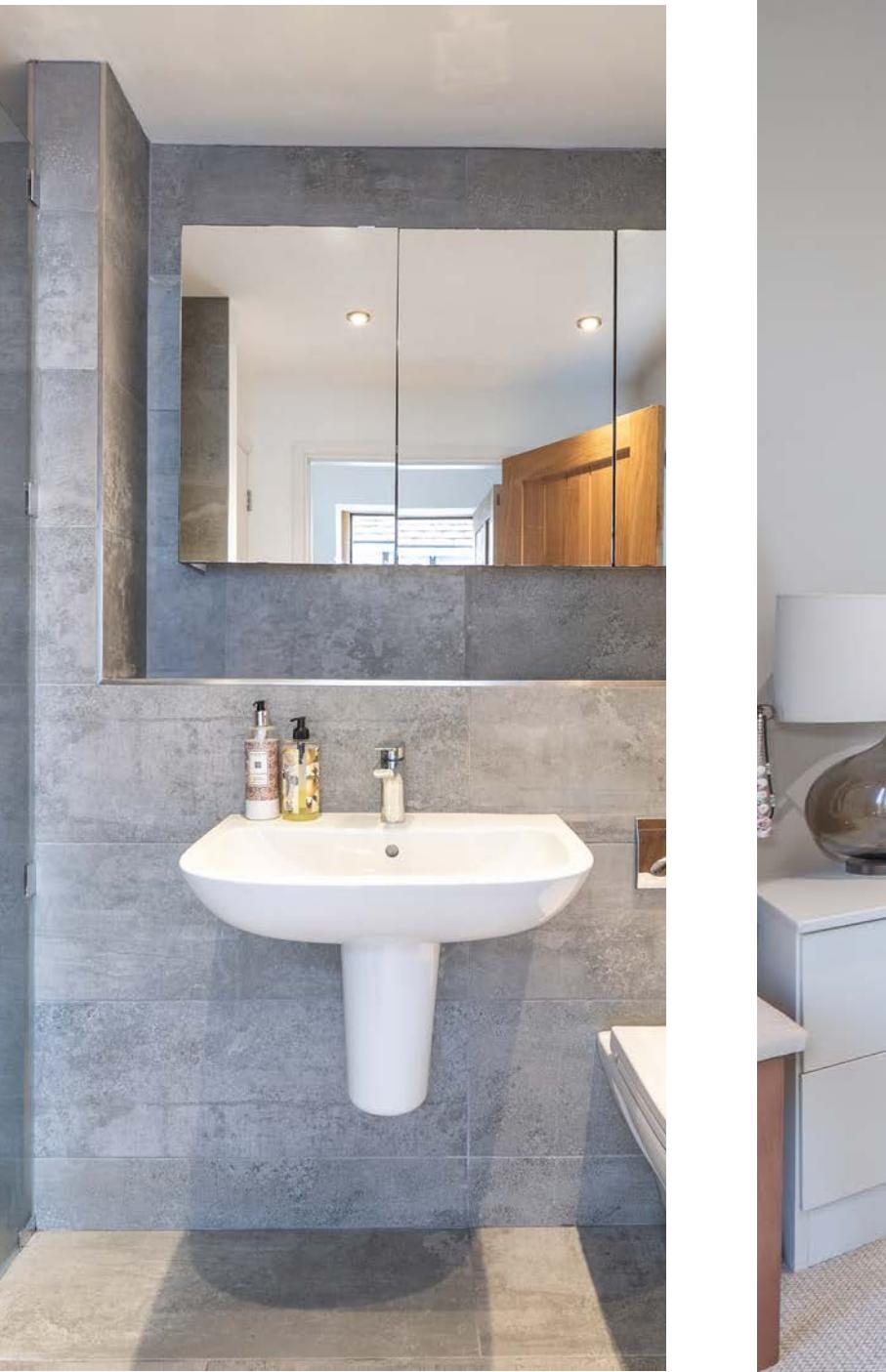


## FAIRFIELD

This attractive property offers superbly presented accommodation throughout. The ground floor features a beautiful dual-aspect drawing room with sliding doors opening to the rear patio and a feature fireplace with a log burner. Adjacent is a well-proportioned sitting room with an impressive bay window.

A standout feature of the home is the spacious open-plan kitchen/breakfast/family room. Designed as the central hub of the property, it benefits from underfloor heating, a range of contemporary units with Quartz worktops, a large central island, integrated appliances including two ovens, and ample space for dining and seating areas. Bifold doors lead out to a decked balcony area. A generous utility room sits just off the kitchen.

The first floor includes a superb principal bedroom with en suite shower room and Juliette balcony overlooking the rear garden, two further double bedrooms each with en suite shower rooms, a fourth double bedroom, and a family bathroom.





Outside, the property offers a garage and workshop with excellent storage, and a separate entrance to a one-bedroom apartment above. The apartment features a sizeable sitting room with Juliette balcony, kitchenette, and double bedroom – ideal for guests, extended family or potential rental use.

A gated in-and-out driveway provides parking for several vehicles and access to the garage. The rear garden is immaculately maintained, with mature shrubs, planted borders, established trees, a summer house, and a decked balcony with steps leading to a lower seating area.



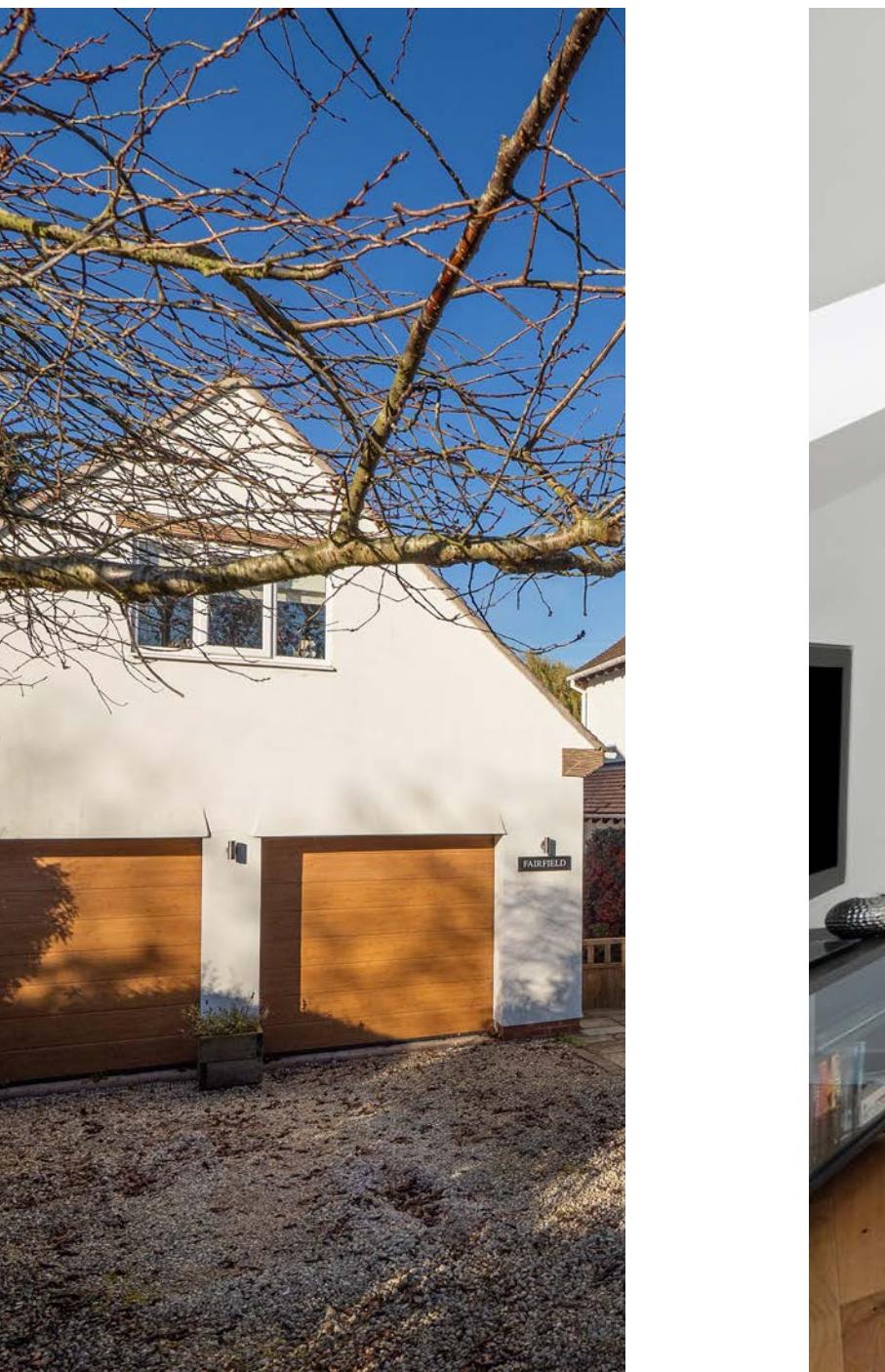


#### Services

All mains services are connected to the property, including gas fired central heating, telephone and broadband. There is underfloor heating in the kitchen/breakfast and family room.

#### Directions

From Stratford-upon-Avon town centre, take the B4068 towards Wellesbourne, through the village of Tiddington. Continue beyond the village and turn left on to Alveston Lane, at the war memorial. The property will be found on the left. (CV37 7QD). [what3words ///quote.booklet.visit](https://what3words.com/quote.booklet.visit)





(Including Basement / Loft Room)

Approximate Gross Internal Area = 212 - 288 sq m / 2,282 - 3,100 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. 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. (ID767266)



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Date: 03 December 2025  
Our reference: STR012548124

## Fairfield, Alveston Lane, Alveston, Stratford-upon-Avon, CV37 7QD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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 of the words 'Knight Frank' in a cursive, black font.

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