



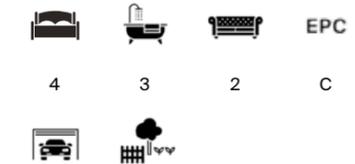
## ARMSCOTE LODGE

Armscote, Stratford-upon-Avon, Warwickshire



## A BEAUTIFULLY PRESENTED VILLAGE HOUSE

Situated in the south Warwickshire village of Armscote with a private driveway, double garage, and delightful garden.



Local Authority: Stratford-on-Avon District Council

Council Tax band: F

Tenure: Freehold



## SITUATION

Armscote Lodge enjoys a prime position in the sought-after village of Armscote, moments from the Cotswold Area of Outstanding Natural Beauty and a short stroll to the acclaimed gastro pub, The Fuzzy Duck. Everyday amenities are close by in Shipston-on-Stour, while Stratford-upon-Avon and the Cotswold towns of Chipping Campden and Moreton-in-Marsh offer wider shopping, dining, cultural and leisure options, plus rail links to London.

Perfect for commuters, the property is well placed for rail services from Moreton-in-Marsh, Banbury, Warwick, Leamington Spa and Stratford-upon-Avon, with the M40 easily accessible at Junctions 12 and 15. The area features excellent state, grammar and private schools, alongside superb sporting opportunities—from local golf courses and racecourses to picturesque countryside walks and bridleways.



## THE PROPERTY

Armscote Lodge is a charming, detached property that effortlessly blends traditional character and charm with modern-day living. The property is situated in the rural, south Warwickshire village of Armscote, close to the Cotswolds Area of Outstanding Natural Beauty.

Beneath the porch, the front door opens to a delightful entrance hall, with a cloakroom and separate coat cupboard, and the double doors on the left open to a magnificent drawing room with a feature fireplace housing a gas-effect fire and a large window offering views to the front garden and the village beyond. The entrance hall continues to a spacious kitchen/breakfast/family room, a bright, open space designed for modern-day living, which benefits from an electric Aga and an extensive range of wall-mounted and base units beneath a granite worktop, space for a dining table, and a variety of integrated appliances. The family room flows seamlessly from the dining area, enjoys wonderful views over the garden, and benefits from dual-aspect sliding doors that open directly on to the stone-paved patio beyond. A separate utility room completes the ground floor accommodation.





The entrance hall provides access to a principal bedroom with a stylish en suite shower room and a large window providing beautiful, northerly views to the garden. Three further, generous bedrooms and two additional bathrooms - one of which is en suite - complete the sleeping accommodation and ensure comfort and flexibility for families, guests, or working from home if one of the bedrooms is used as a study. There is extensive loft space, which, subject to planning could provide additional accommodation. The property is accessed via a private driveway with ample parking for several cars. The property also benefits from a double garage fitted with solar PV panels installed in 2014.



The north-facing garden to the rear is laid partly to lawn, with a large stone-paved patio that provides an excellent outdoor entertaining space. The patio is accessed via glazed, sliding doors in the kitchen/dining/living room, which lead to a stone-and-gravel pathway that provides access to the side of the property and the driveway. The mature garden features shrub and herbaceous borders, vegetable garden with raised beds and is partly bordered by a wooden fence and partly by a stone wall along the perimeter, providing privacy.



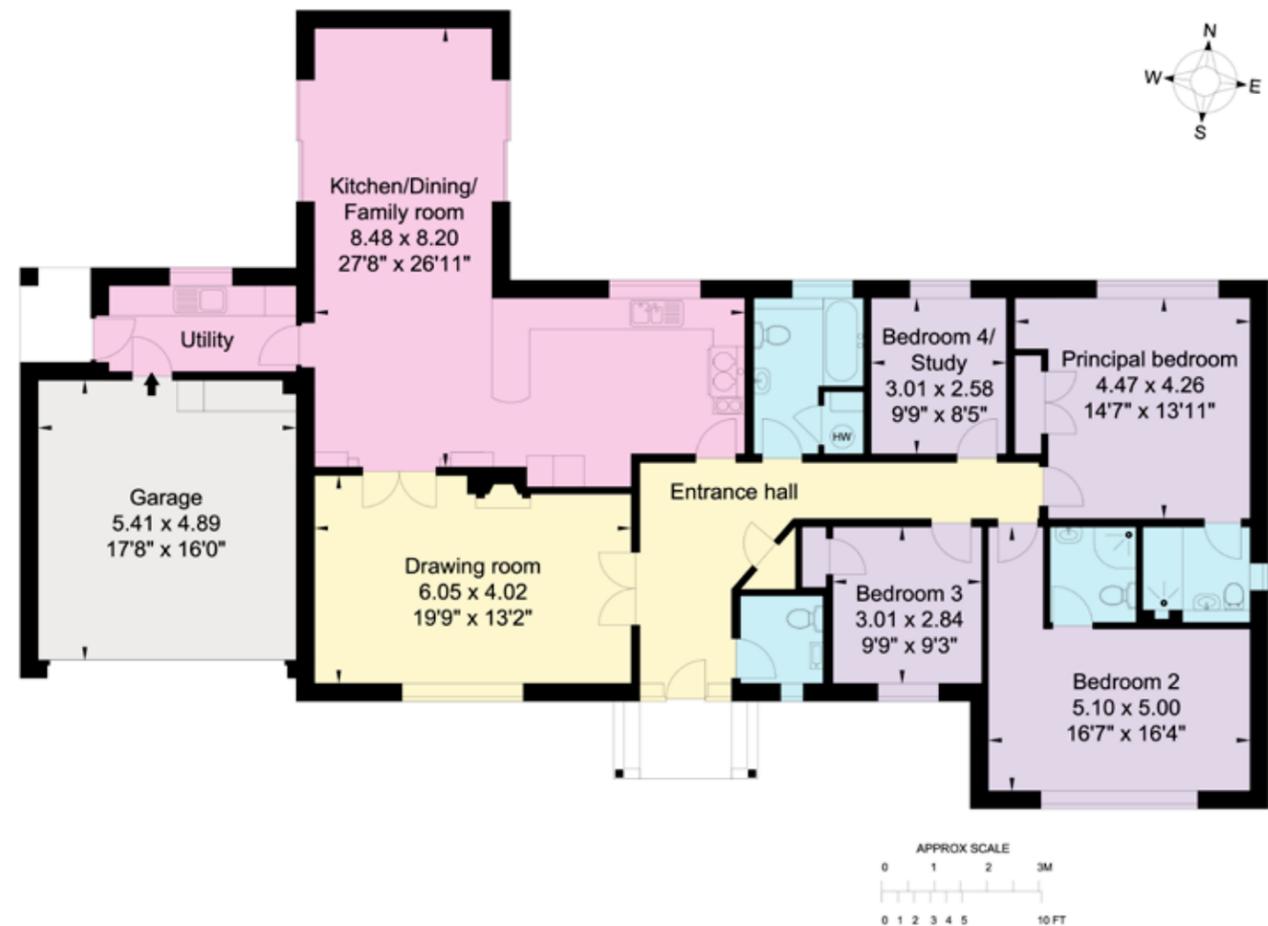


Mains electricity, water and drainage are connected to the property. Mains gas central heating, EE fibre broadband connected to the property.

What3words

///punctual.improves.fetches

Shipston-on-Stour 3.9 miles, Chipping Campden 7.6 miles, Stratford-upon-Avon 7.8 miles, Moreton-in-Marsh 8.7 miles (trains to London Paddington from 90 mins), M40 (J12) 13 miles, M40 (J15) 13 miles, Warwick 16 miles, Banbury 16.4 miles (trains to London Marylebone from 54 mins), Leamington Spa 16.6 miles, Birmingham Airport 32 miles (All distances and times are approximate).



**APPROXIMATE GROSS INTERNAL FLOOR AREA:**

House: 169 sq m (1,820 sq ft)  
 Garage: 27 sq m (285 sq ft)  
 Total: 196 sq m (2,105 sq ft)  
 © Cotswold Plans Ltd ma/16473

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 text of the Particulars.

**Armscote Lodge  
Armscote**

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)



Evey Hadley  
 01789 297735  
 evey.hadley@knightfrank.com

**Knight Frank Stratford-upon-Avon**  
 Bridgeway House, Bridgeway  
 Warwickshire, CV37 6YX

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 12 March 2026  
Our reference: STR012552325

## Armscote Lodge, Middle Street, Armscote, Stratford-upon-Avon, CV37 8DG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000

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.



### **KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789206951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Evey Hadley**  
Negotiator  
+44 1789206964  
[evey.hadley@knightfrank.com](mailto:evey.hadley@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24