



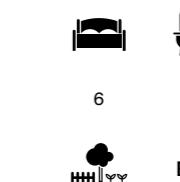
STONEBROOK HOUSE

Lowsonford, Warwickshire



A BEAUTIFULLY PRESENTED SUBSTANTIAL COUNTRY RESIDENCE.

Set within landscaped gardens, this unique home provides superb space, style, and versatility for modern family living.



6 3 4

EPC

D 2.86 acres

Distances: Henley-in-Arden 4 miles, Solihull 9 miles, M40/J5 6 miles

Warwick and Warwick Parkway Station 6 miles (trains to London Marylebone from 6 mins)

Stratford-upon-Avon and Leamington Spa 10 miles, Birmingham International Airport 12 miles

Birmingham 15 miles (All distances and times are approximate)

SITUATION

Stonebrook House is situated within this charming village, conveniently located within walking distance of the well-known Fleur De Lys public house. The village of Lowsonford offers excellent access to the motorway network and Midlands communication links, with junction 16 of the M40 approximately 2 miles to the north and junction 15 around 6 miles away. Everyday shopping needs can be met in nearby Henley in Arden, while more extensive retail options are available in Leamington Spa, Stratford-upon-Avon, and Solihull.

Stratford-upon-Avon, the region's cultural centre, is famed for its theatres and Shakespearean heritage. The area benefits from a wide range of schooling options including state, grammar, and private institutions such as The Croft Prep School, Stratford-upon-Avon Grammar Schools, Warwick Prep and Public Schools, King's High School for Girls in Warwick, and Solihull School.

Leisure amenities include racecourses at Stratford and Warwick, along with numerous golf courses nearby, offering a well-rounded lifestyle in a highly desirable location.

THE PROPERTY

This beautifully presented country residence effortlessly blends period charm with modern luxury. Character features such as antique oak flooring and exposed beams complement elegant reception rooms throughout.

A striking oak-framed porch leads into a welcoming hallway, opening to a formal drawing room featuring a large inglenook fireplace and delightful garden views. A characterful dining room overlooks the front gardens, adding to the home's inviting ambience.

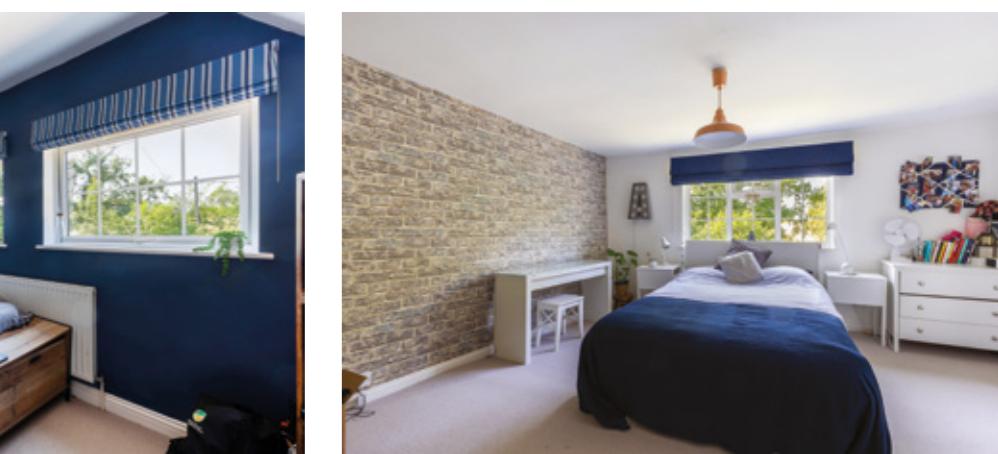
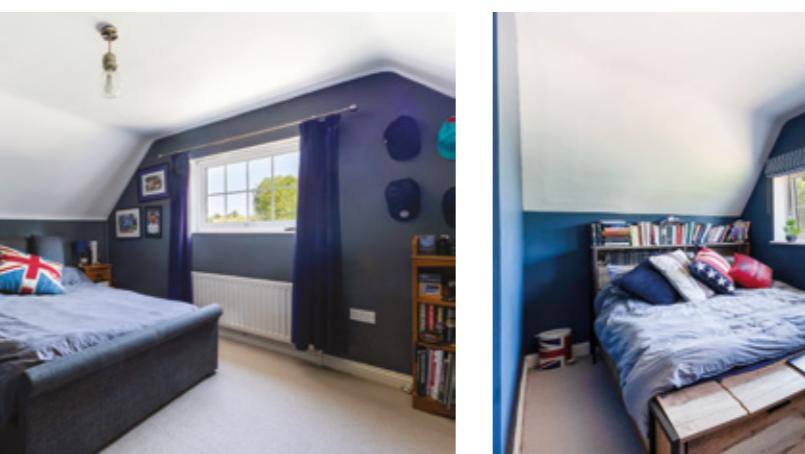
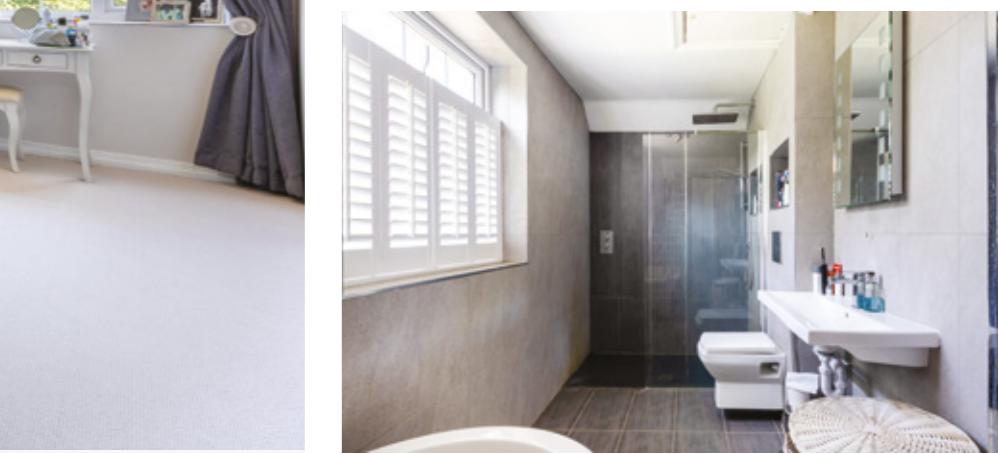
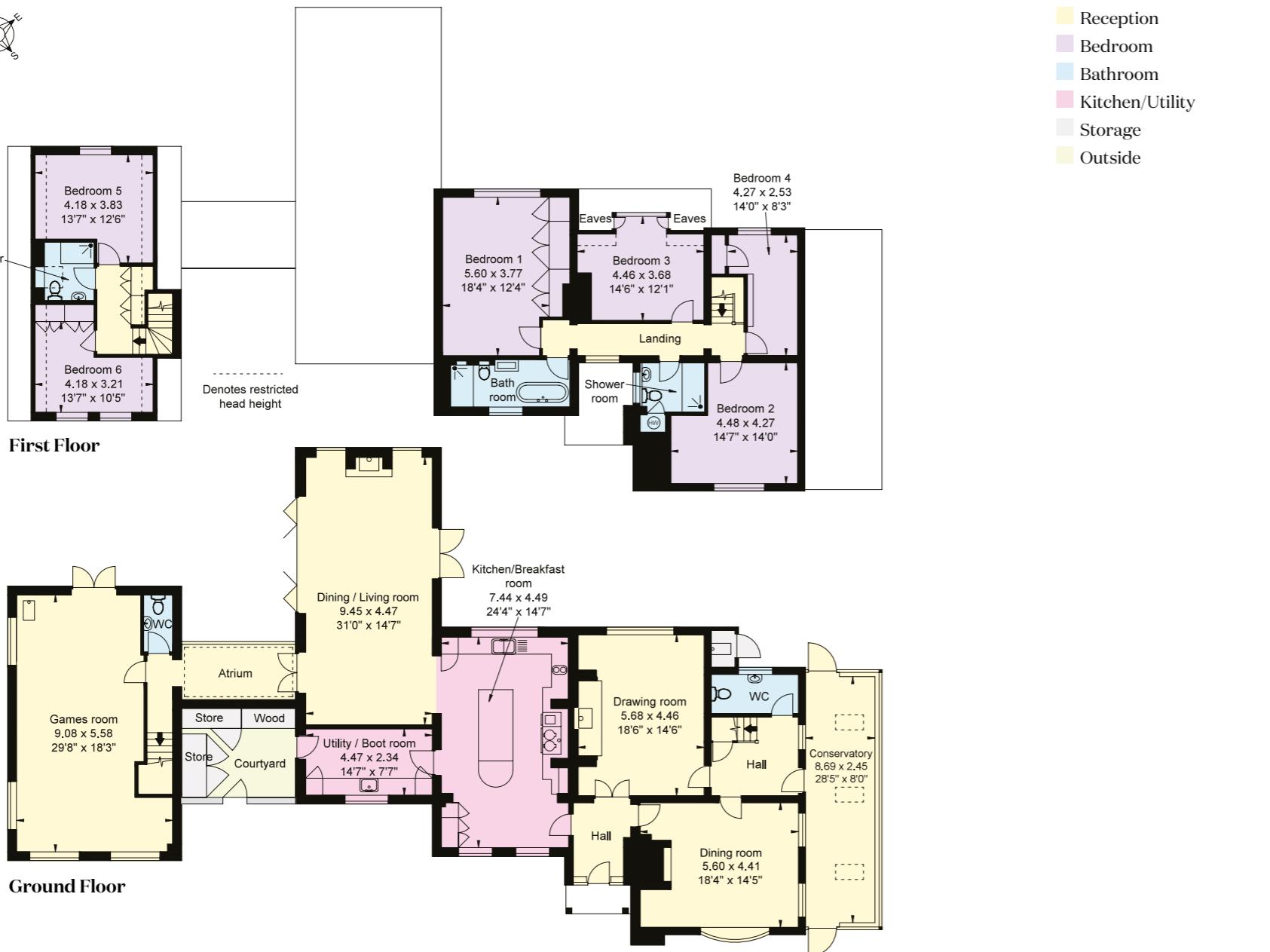


At the heart of the property is a bespoke kitchen equipped with top-spec appliances and limestone flooring, flowing seamlessly into a vaulted open-plan dining and living area. French and bi-fold doors open out to the landscaped gardens, creating an ideal space for entertaining. Additional versatile living areas include a conservatory converted into a gyn, a spacious utility/boot room, and an impressive 30ft games room with potential for annexe conversion.

Upstairs, the luxurious principal suite is complemented by three further double bedrooms and stylish contemporary bathrooms. A separate staircase provides access to a two-bedroom guest suite above the games room, offering excellent flexibility.





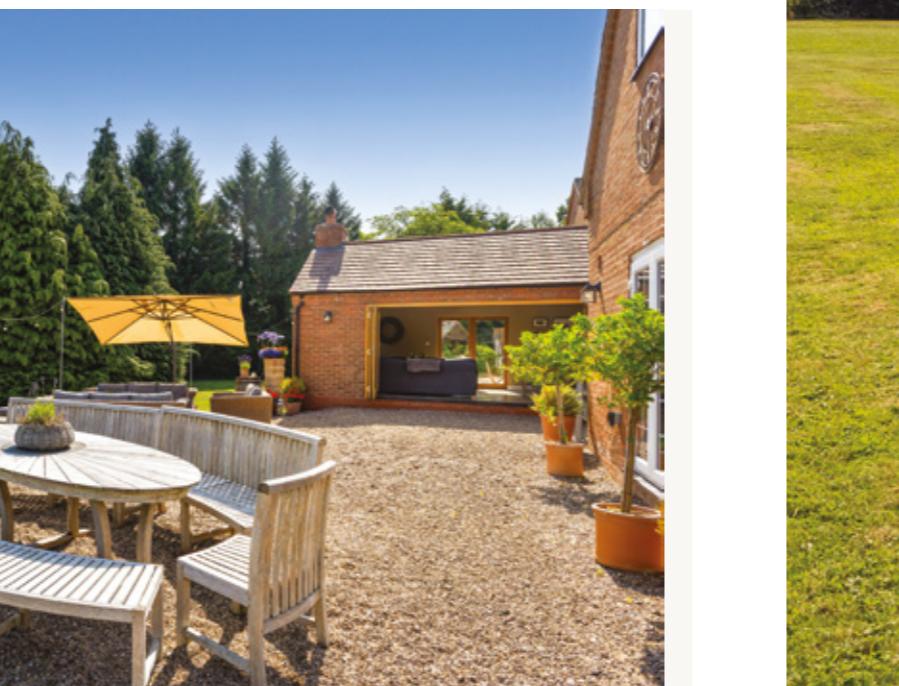




Stonebrook House occupies a peaceful and private position, accessed via a five-bar gate and separate pedestrian entrance, leading into a generous gravelled parking area. The beautifully maintained gardens surround the property, featuring expansive lawns, mature trees, and tranquil views in every direction.

To the north, a charming brook and public footpath separate the grounds from an adjoining paddock, with the entire plot extending to approximately 2.86 acres. This offers ample space for families, keen gardeners, or those with animals.

While there is currently no garage, there is sufficient space to accommodate one (subject to planning permission), further enhancing the potential of this exceptional country home.





PROPERTY INFORMATION

Services: Mains electricity and water are connected to the property. Private drainage system. Oil fired central heating.

What3Words: //november.haven.reefs

Tenure: Freehold

Local Authority: Warwick District Council: 01926 410410

Council Tax: Band G

Viewing: By prior appointment only with the agents.





I would be delighted
to tell you more.

Will Ward-Jones

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Date: 02 July 2025
Our reference: STR180295

Stonebrook House, Narrow Lane, Lawsonford, Henley-in-Arden, B95 5HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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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Yours faithfully

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

KNIGHT FRANK LLP

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