

VAUGHANREYNOLDS
ESTATE AGENTS

The Lodge, The Green
Alveston

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



The Lodge, The Green Alveston, CV37 7QU

Set in the picturesque village of Alveston, just moments from Stratford-upon-Avon, The Lodge is a striking Grade II listed 19th-century detached home that perfectly balances period elegance with modern luxury.

Behind its attractive stucco façade lies a thoughtfully extended residence offering four bedrooms, three reception rooms, and a stunning open-plan kitchen, dining and living space—ideal for both relaxed family life and stylish entertaining. A modern single-storey extension to the rear seamlessly integrates with the original architecture, creating light-filled living areas with a refined contemporary feel.

Character features abound throughout the original home, from tall ceilings and crittal windows to period fireplaces and timeless detailing, all carefully preserved to retain the building's historic charm.

Beyond the main house, a separate one-bedroom annexe offers superb versatility—perfect for guests, independent family members, or as a home office or income-generating holiday let.

The Lodge is a rare opportunity to own a piece of local history, enhanced with all the comfort and convenience of modern living, in one of Warwickshire's most sought-after village settings.

- * Reception Hall, WC, Cloaks & Cellar * Sitting Room
- * Dining Room * Study/Snug
- * Impressive Family Dining Kitchen
- * Utility / Boot Room
- * Four Double Bedrooms * Luxury Bathroom & En-Suite
- * Separate One Bedroom Annexe
- * Mature Enclosed Gardens circa 0.25 acre
- * Outbuildings / Stores
- * Ample Off Road Parking



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4



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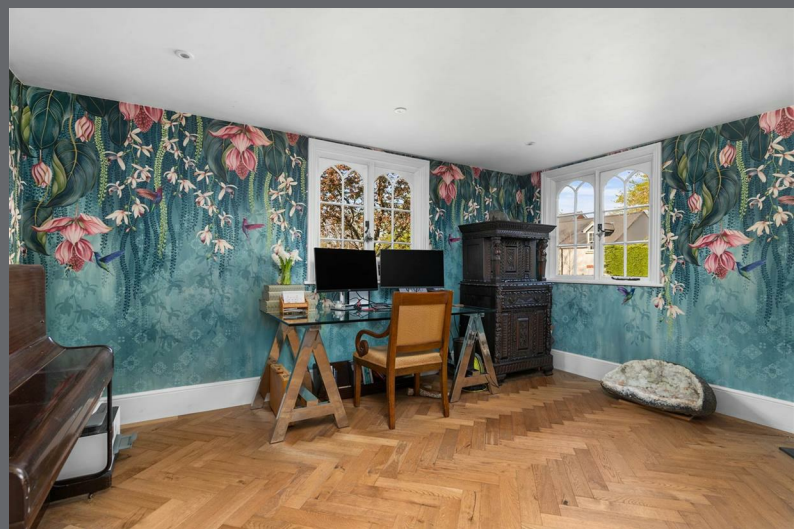
0.24
acre(s)

Tucked back from the road in a prominent corner position at the heart of Alveston village, The Lodge welcomes you via an elegant reception hall, where a graceful staircase draws the eye and offers a preview of the beautifully curated living spaces beyond.

The ground floor unfolds with a charming sitting room featuring a fireplace and French doors that open onto the garden terrace—perfect for summer evenings. A separate dining room offers a more formal setting for entertaining, while a versatile third reception room provides space for a home office, snug or creative studio.

An inner hallway leads past a superbly appointed utility and boot room—complete with generous storage and an AGA—into the striking single-storey rear extension. This expansive, light-filled space is the heart of the home, with a contemporary kitchen, dining area and relaxed living zone, all framed by wide glazing and views to the garden and courtyard.

Upstairs, a generous landing with inviting reading nook leads to four well-proportioned double bedrooms and a stylish family bathroom. The principal suite is a true retreat, featuring a fireplace with inset log



burner, a sleek shower room, and a statement bathroom with a freestanding copper bath and second log burner—ideal for cosy winter evenings. A walk-in wardrobe and dressing room complete the suite.

Set within the courtyard, the separate annexe (Butterfly House) offers flexible accommodation with a spacious living area, well-equipped kitchenette, and a charming bedroom above with vaulted ceilings and exposed beams, alongside a contemporary shower room.

The courtyard itself is perfect for entertaining and gives access to a useful outside stores and driveway to side providing parking for

multiple vehicles, while pathways lead to the rear and side of the property, opening into the beautifully stocked, private formal gardens. A large garden shed offers additional practical storage space.

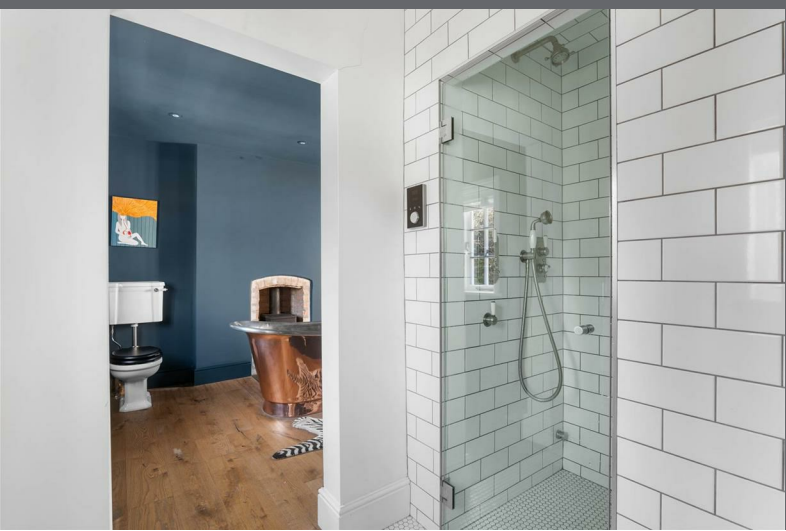




Lying just two miles from Stratford-upon-Avon and bordered on three sides by the River Avon, the much sought-after village of Alveston enjoys an idyllic location set amidst attractive Warwickshire countryside. It offers a wide variety of character, period and modern cottages and houses, together with an historic church, village green and the highly regarded Ferry Inn. Local shopping facilities are readily available in Tiddington, about a mile distant.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



GROUND FLOOR

Kitchen/Family Room

34'8" x 22'8" (10.56m x 6.91m)

Utility Room

11'11" x 13'5" (3.63m x 4.08m)

Lounge

18'6" x 12'6" (5.64m x 3.82m)

Dining Room

14'5" x 12'6" (4.39m x 3.82m)

Drawing Room

15' x 11'11" (4.57m x 3.62m)

WC/Boot Room

6'1" x 10'4" (1.86m x 3.16m)

Store

8'5" x 9'7" (2.57m x 2.93m)

Cellar One

10'9" x 7'10" (3.29m x 2.39m)

Cellar Two

14'5" x 12'6" (4.39m x 3.82m)

FIRST FLOOR

Principal Bedroom

14'9" x 12'6" (4.50m x 3.82m)

Bedroom Two

14'11" x 13' (4.53m x 3.95m)

Bedroom Three

15' x 11'11" (4.57m x 3.62m)

Bathroom

ANNEXE (BUTTERFLY HOUSE)

Lounge Area

11'7" x 15'5" (3.52m x 4.69m)

Kitchen

11'7" x 7'4" (3.52m x 2.23m)

Bedroom

11'7" x 16'6" (3.52m x 5.04m)

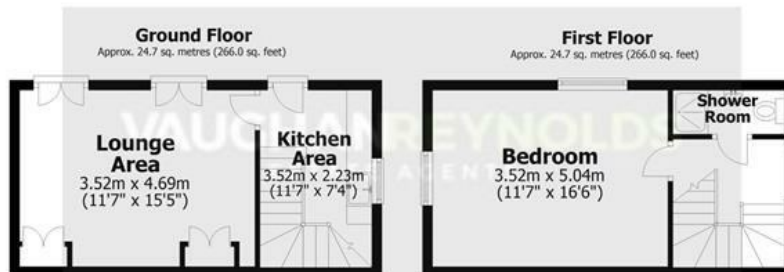
Shower Room





Total area: approx. 284.4 sq. metres (3060.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Total area: approx. 49.4 sq. metres (532.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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