

**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Lawn House,  
Kissing Tree Lane, 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 Lawn House, Kissing Tree Lane, Alveston, Stratford-Upon-Avon, CV37 7QS

Set in the heart of the highly sought-after village of Alveston, just two miles from Stratford-upon-Avon, Lawn House is a truly inspiring home of timeless charm and impressive scale. Crafted from painted brick beneath traditional tiled roofs, this distinguished residence dates in part to the early 19th century, with notable Victorian additions. It showcases handsome elevations on all sides and a host of original period features.

- \* Inviting Reception Hall & WC
- \* Sitting Room \* Drawing Room \* Garden Room \* Study
- \* Impressive Kitchen Dining Family Room & Utility Room
- \* Nine Bedrooms \* Bathroom & Shower Room \* Three En-Suite Shower Rooms
- \* Extensive Grounds Circa 0.65 Acre \* Detached Double Garage & Stores
- \* Ample Gated Parking \* No Upward Chain





4



9



4



0.65  
acre(s)

The house offers spacious, high-ceiling rooms, sash windows (many with shutters), six-panel doors, decorative corning, and deep skirtings. The principal reception rooms include elegant bay windows and French doors opening directly onto the gardens, while a charming garden room provides a sunny retreat with a tiled floor. A wood-burning stove, along with timber and flagstone floors, enhances the warm and welcoming atmosphere throughout.

Having been in the same family for over 40 years, the home has been sensitively updated, most notably with the addition of a large, open-plan kitchen/dining/family room that

flows seamlessly into the garden—perfect for modern family life and entertaining.

The kitchen features painted cabinetry, timber worktops, and a two-oven Cornish gas range.

Accommodation is extensive and flexible, with numerous bedrooms and bathrooms over three floors. The second floor lends itself perfectly to a teenage suite, guest space, or home office area, while the presence of two staircases ensures practicality and accessibility. A beautifully carved main staircase with a striking Venetian window on the half-landing adds a sense of occasion.





Outside, wrought iron electric gates open to a gravelled driveway offering ample parking, flanked by a grand holm oak and two majestic cedar trees near the detached double garage and garden store (both with power).

The landscaped gardens are a true highlight—thoughtfully planted with mature lawns, wisteria, magnolia, echiums, and exotic species, bordered by yew hedging and boundary walls for privacy.

A secluded rear garden includes greenhouses, a soft fruit cage, and fruit trees—an ideal space for keen gardeners. The automated irrigation system, fed by a well with mains backup, makes garden maintenance easy and sustainable. The two recently renewed greenhouses, built on original brick bases, are fitted with power and water for year-round use.











## The Location

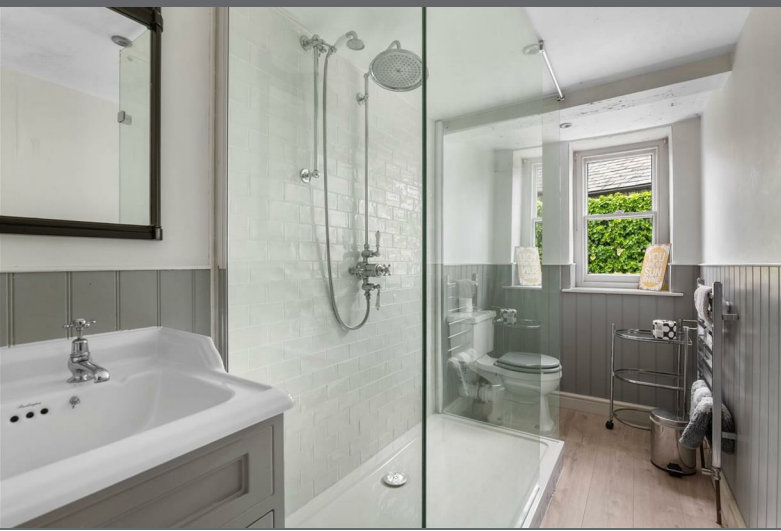
Alveston is one of Warwickshire's most desirable villages, beautifully set along a gentle curve of the River Avon and known for its tranquil charm. It offers a vibrant community with a church, cricket club, and excellent local dining at The Ferry Inn and Baraset Barn. Everyday amenities are found in nearby Tiddington, just half a mile away, while the cultural, educational, and retail offerings of Stratford-upon-Avon are minutes away.

Families benefit from excellent schooling options including Stratford Prep, King Edward VI School for Boys, and Shottery Grammar School for Girls, as well as top-performing schools in Warwick and Leamington Spa.

For commuters, Warwick Parkway Station (with direct trains to London Marylebone) is just 8 miles away, and the M40 (J15) is within easy reach.

Distances (approx.):

Stratford-upon-Avon 2 miles | M40 (J15) 4 miles | Warwick Parkway Station 6 miles  
Warwick & Leamington Spa 8 miles | Birmingham 23 miles





## Accommodation

### Reception Hall & WC

### Sitting Room

7.02m x 4.26m (23'0" x 13'10")

### Drawing Room

6.87m x 4.75m (22'5" x 15'6")

### Garden Room

4.53m x 2.47m (14'9" x 8'1")

### Study

5.41m x 3.67m (17'8" x 12'0")

### Kitchen Dining Family Room

9.62m x 6.70m (31'6" x 21'10")

### Utility Room

4.55m x 2.15m (14'9" x 7'1")

### First Floor

### Principal Bedroom with En Suite

6.00m x 4.87m (19'7" x 15'10")

### Bedroom 2 with En Suite

4.90m x 4.27m (16'1" x 14'0")

### Bedroom 3 with En Suite

4.64m x 4.27m (15'2" x 14'0")

### Bedroom 4

4.54m x 4.17m (14'9" x 14'0")

### Bedroom 5

4.69m x 4.52m (15'4" x 14'8")

### Bedroom 6

3.55m x 1.93m (11'7" x 6'3")

### Bathroom & Shower Room

### Second Floor

### Bedroom 7

5.84m x 3.64m (19'2" x 11'9")

### Bedroom 8

4.91m x 4.66m (16'1" x 15'3")

### Bedroom 9

3.65m x 2.45m (11'10" x 8'0")

### Shower Room

### Detached Double Garage

5.77m x 5.66m (18'9" x 18'6")

### Garden Store

4.86m x 2.09m (15'10" x 6'9")

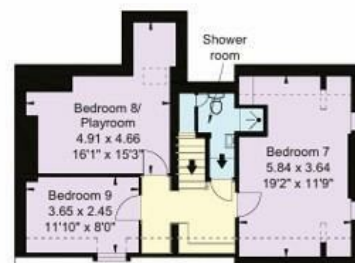
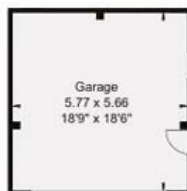




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Outbuildings**  
Not shown in  
actual location /  
orientation

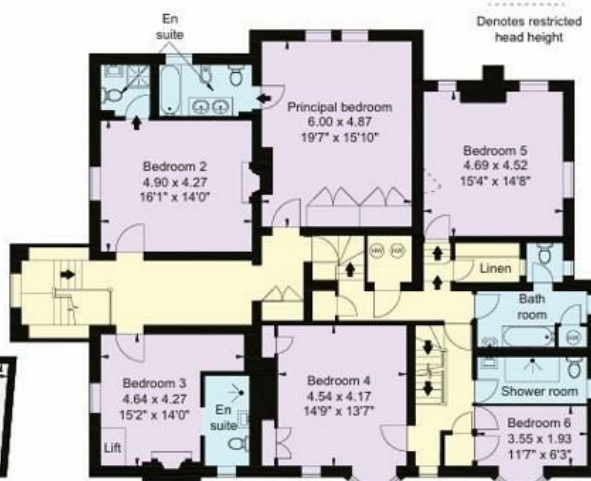


**Second Floor**

Denotes restricted  
head height



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = House: 510 sq m (5,491 sq ft)  
Outbuildings: 50 sq m (539 sq ft)  
Total: 560 sq m (6,030 sq ft) inc. restricted head height

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







## 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-upon-Avon, Council Tax Band H

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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