



VAUGHANREYNOLDS
ESTATE AGENTS

Fieldings, Alveston Lane
Alveston, Stratford upon Avon, CV37 7QD



The Property

Fieldings presents a remarkable opportunity to create a truly outstanding new home in the heart of the prestigious village of Alveston, just moments from Stratford-upon-Avon. Set within mature, leafy grounds, this prime residential plot comes with full planning permission granted for a striking architect-designed residence of approximately 4,670 sq ft.

The approved scheme offers a vision of timeless architectural elegance paired with modern functionality. Thoughtfully designed to maximise natural light, space, and flow, the new home will deliver expansive and versatile living across two floors, perfectly tailored for contemporary family life. Set back along a peaceful lane and surrounded by established greenery, the plot provides an idyllic, private setting for a home of real presence and quality.

This is a rare chance to build a bespoke residence in one of the area's most sought-after addresses. The incoming owner has the freedom to customise the internal layout and specification to their own preferences—whether building independently, bringing in a contractor, or exploring a turnkey agreement with the landowner to deliver the home to a pre-agreed specification and budget.



south east elevation



north east elevation



south west elevation



north west elevation



While a detached house currently occupies the site, it is not the focus of this opportunity. Its condition is poor and planning approval has already been secured for its demolition—clearing the way for a bold, beautiful future.

Whether you're a self-builder, a developer with vision, or a buyer seeking a fully-managed bespoke build, Fieldings represents a one-of-a-kind opportunity to craft a home that is entirely your own, in a location that is both exclusive and deeply connected to the charm of South Warwickshire living.

The Location

Lying just two miles from Stratford-upon-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.

SCHEDULE OF INTERNAL ROOM SIZES

First Floor

Ground Floor

Hall (Inc. Cloaks) (7.3m x 4.4m)

Lounge (8.0m x 6.3m)

Sitting Room (5.6m x 6.5m)

Dining Room (5.8m x 4.4m)

Family Room (6.3m x 5x2m)

Kitchen (4.7m x 4.9m)

Pantry (1.9m x 1.6m)

W.C. (1.7m x 1.6m)

Utility (1.9m x 1.8m)

Lobby (1.8m x 3.2m)

Double Garage (6.0m x 6.0m)

Main Bedroom (5.3m x 6.3m)

En Suite (2.7m x 3.0m)

Dressing Room (2.8m x 2.1m)

Bedroom 2 (3.4m x 6.3m)

En Suite (2.0m x 3.0m)

Dressing Room (2.7m x 2.0m)

Bedroom 3 (3.7m x 4.4m)

En Suite (3.1m x 1.9m)

Gallery (10.1m x 1.3m)

Bedroom 4 (3.8m x 4.5m)

En-suite (3.8m x 1.8m)

Bedroom 5 (4.2m x 4.5m)

En Suite (4.9m x 1.8m)

Laundry Room (1.8m x 1.3m)

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

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