

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Underhill House Evesham Road  
Dodwell

# 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



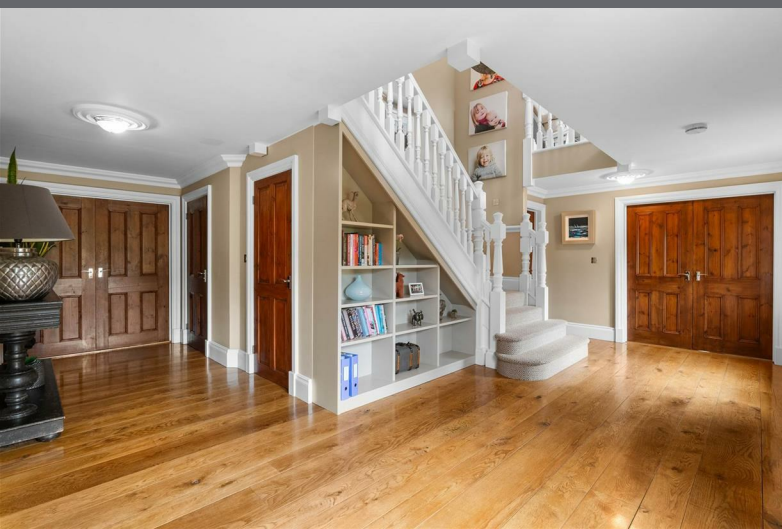
Matt Reynolds  
Director



## Underhill House Evesham Road, Dodwell, Stratford-upon-Avon, CV37 9SY

Underhill House is a handsome detached residence, beautifully crafted in 2007 to a notably high specification. Set within generous grounds that include a landscaped walled garden and paddock, the property combines the elegance of traditional design with the comfort and practicality of modern living. Its versatile layout, substantial reception rooms, and superb open-plan kitchen/breakfast/family room make it an exceptional home for both family life and entertaining. An attached self-contained annexe provides further flexibility for guests, multi-generational living, or private working space.

- \* Inviting Reception Hall
  - \* Drawing Room
  - \* Dining Room
  - \* Family Room
  - \* Study/Home Office
- \* Impressive Dining Kitchen & Utility
  - \* Five Double Bedrooms
  - \* Family Bathroom & Two En-suite
  - \* Separate One Bedroom Annexe
- \* Expansive Gardens & Paddock Circa 1.75 Acre
  - \* Triple Garaging & Stores



 4	 5
 4	 1.75 acre(s)

### The Property

Architectural detail is at the heart of this home. A carefully curated palette of reclaimed materials ensures character and authenticity, with stone mullion and Crittall-style windows, oak and flagstone floors, and large inglenook fireplaces. Bathrooms are by Porcelanosa, with limestone tiled walls and a roll-top bath, while bay windows and vaulted proportions create a sense of light and grandeur throughout.

At the centre of the house lies the bespoke oak kitchen, appointed with granite worksurfaces, a three-oven Aga with companion, Belfast sink, integrated appliances, and a breakfast bar.

Bi-fold doors open directly onto the walled garden, seamlessly blending indoor and outdoor living. A dual-aspect drawing room, with an impressive stone fireplace, and a separate dining room framed by a stone mullion bay window provide refined formal living spaces.

Upstairs, the principal suite enjoys rearward views, bespoke wardrobes, and a luxurious en suite bathroom. A second bedroom also features fitted storage and an en suite shower room, while three further double bedrooms are served by a well-appointed family bathroom with both bath and separate shower.



The annexe, set over two floors with its own entrance, includes an open-plan living/kitchen breakfast room with bi-fold doors to the garden, and a first-floor double bedroom with en suite shower room — ideal for extended family, guests, or independent living.

Externally, the property continues to impress. A detached triple garage with workshop provides excellent ancillary space, while the landscaped gardens are designed for entertaining, with expansive lawns, mature planting, and countryside views. A paddock, enclosed by post and rail fencing, adds to the rural appeal and versatility of the home.

Tucked away at the end of a private shared driveway, Underwood House enjoys a semi-rural position only 2.4 miles from

Stratford-upon-Avon. The town offers a wealth of shopping, leisure, and cultural amenities, complemented by an excellent selection of restaurants and highly regarded schools. Further facilities can be found in Warwick and Leamington Spa, while swift access to the M40, rail links from Warwick Parkway, and Birmingham International Airport ensure excellent connectivity.

Underhill House represents a rare opportunity to acquire a distinctive country property that blends traditional craftsmanship, modern comfort, and a privileged setting within striking distance of one of England's most historic market towns.





## THE LOCATION

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.



## THE ACCOMMODATION

### Reception Hall

6.42 x 6.24 (21'1" x 20'5")

### Study

4.06 x 2.95 (13'3" x 9'7")

### Drawing Room

7.12 x 5.47 (23'4" x 17'10")

### Family Room

6.20 x 3.63 (20'3" x 11'9")

### Dining Room

7.12 x 5.43 (23'4" x 17'8")

### Kitchen/Breakfast Room

9.82 x 6.85 (32'3" x 22'5")

### Bedroom One

7.12 x 4.75 (23'4" x 15'6")

### Bedroom Two

6.44 x 5.45 (21'1" x 17'9")

### Bedroom Three

4.09 x 3.15 (13'4" x 10'3")

### Bedroom Four

3.70 x 2.90 (12'1" x 9'6")

### Bedroom Five

4.32 x 3.10 (14'2" x 10'2")

## ANNEXE

### Living Room

6.70 x 6.23 (21'9" x 20'4")

### Annexe Bedroom

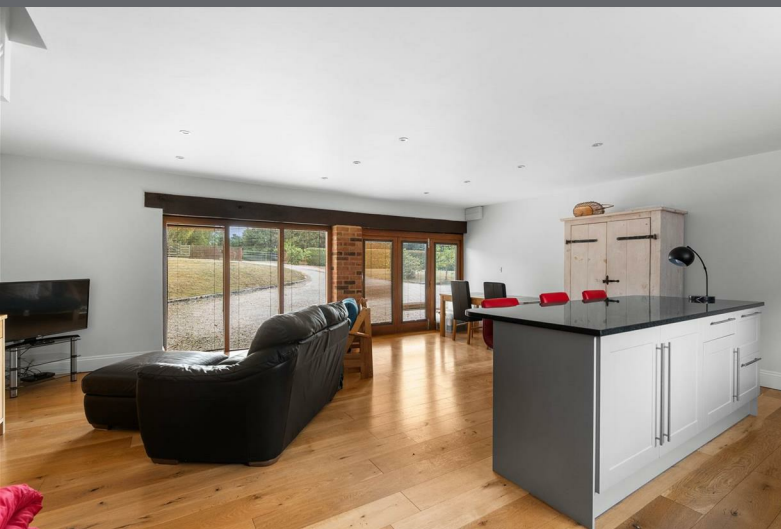
5.39 x 3.49 (17'7" x 11'5")

### En-suite

### Garage

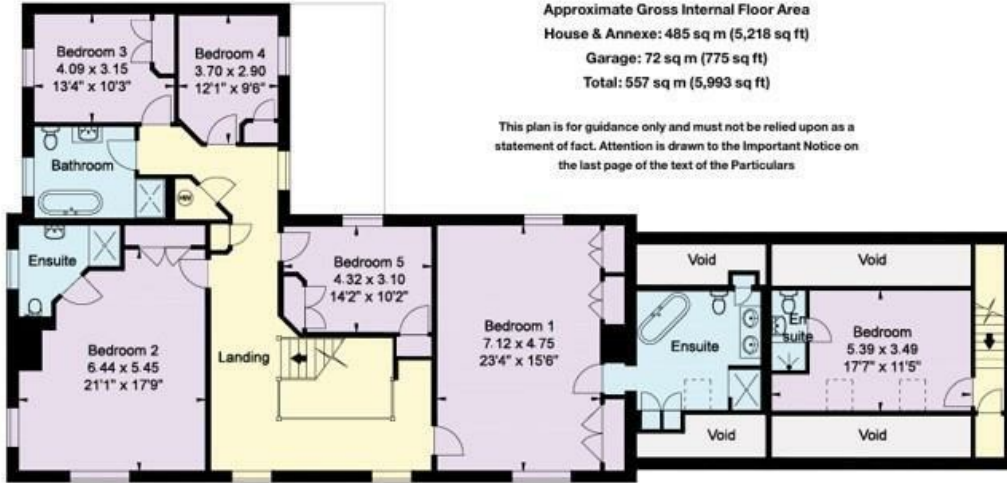
12.3 x 6.17 (40'4" x 20'2")

## The Location



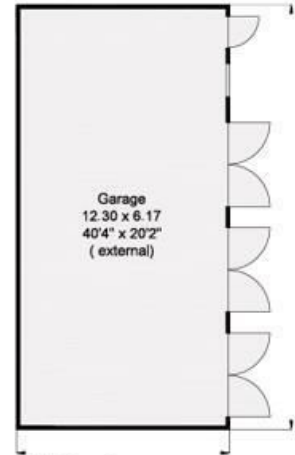
Approximate Gross Internal Floor Area  
 House & Annexe: 485 sq m (5,218 sq ft)  
 Garage: 72 sq m (775 sq ft)  
 Total: 557 sq m (5,993 sq ft)

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 the text of the Particulars

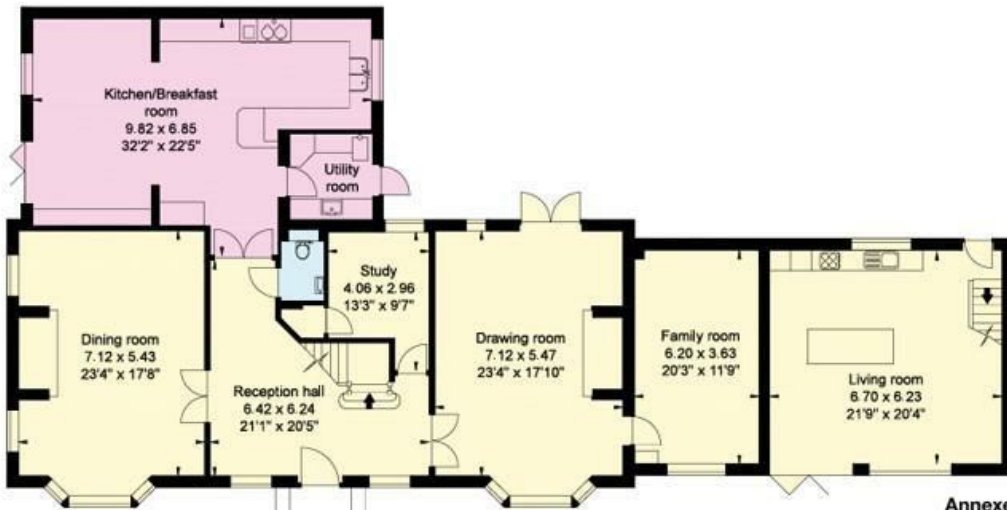


First Floor

Annexe



Not shown in actual location / orientation



Ground Floor

Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	75
		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: Electric and water mains connected to the property. Oil fired central heating and private sewerage.

Local Authority: Stratford, 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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ESTATE AGENTS

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