

VAUGHANREYNOLDS
ESTATE AGENTS

Edstone Hall, Edstone
Wootton Wawen

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



Edstone Hall, Edstone, Wootton Wawen, B95 6DD

A landmark country estate of scale, heritage, and extraordinary potential. Circa 22,000 sqf and 24 Acres.

Set amidst approximately 24 acres of glorious Warwickshire parkland, Edstone Hall is a rare and compelling opportunity to acquire a country estate of exceptional scale and flexibility. Originally built in the 1930s in a striking Tudor Revival style, this imposing residence has been thoughtfully and extensively reimagined in recent years by its current owners. The result is a seamless marriage of traditional charm and modern versatility—delivering over 22,000 square feet of adaptable space, perfectly suited to residential, commercial, or mixed-use aspirations.

- * Multiple Versatile Reception Rooms
 - * Extensive Cellarage
- * Numerous Bedrooms Over Two Levels
- * Three Self Contained Elements by Choice
 - * Creative Spaces Inside & Out
- * Expansive Grounds circa 24 Acres
 - * Idyllic Lakeside Setting
- * Extremely Rare Mixed Use or Residential Opportunity
 - * No Onward Chain



20



18



7



24.00
acre(s)

Approached via a long private drive, the house commands a magnificent position overlooking a tranquil ornamental lake, with manicured lawns, paddocks, and mature woodland unfolding around it. Recent works have transformed the original internal configuration into a more dynamic, functional layout, ideal for a range of lifestyle or business needs. The ground floor has been restructured to create a welcoming series of meeting rooms, offices, and administrative suites, all while preserving the building's residential integrity and period character.

The upper floors are equally impressive. The first floor now comprises twelve individual rooms, many with their own bathroom or

shower facilities, offering enormous flexibility —whether for family, guests, staff, boutique hospitality use, or further professional working space. On the second floor, a further seven multifunctional rooms add to the property's expansive capacity.

In addition to these, the Hall includes three superb private apartments. The first, a self-contained two-bedroom residence, benefits from a private walk-out terrace and beautifully proportioned rooms. The second, a separate three-bedroom apartment, is equally well-appointed and provides excellent accommodation for extended family, clients, or staff. A further two bedroom apartment to the upper floor offers impressive open-plan living space, a large roof terrace and walkout balcony.



Beneath the main residence lies a substantial basement level, offering extensive space with remarkable scope for conversion—whether into a leisure suite, wellness centre, expansive wine cellar, or entertainment complex, subject to consents.

Outside, the grounds have been attentively maintained and thoughtfully enhanced. A wide formal lawn sweeps down toward the lake, framed by mature trees and landscaped borders. A private paddock provides space for livestock or equestrian use, while a multi-sport court and a separate outdoor dance studio extend the estate’s recreational appeal. A secure yard with several storage units offers valuable infrastructure for business or estate management purposes.

With its substantial scale, rich character, and broad utility, Edstone Hall welcomes interest from all sectors. Private buyers will find a remarkable home with endless potential. Commercial operators and developers will recognise the scope for boutique hospitality, care,

education, headquarter premises, or high-end residential conversion. Even logistics and storage providers may find rare opportunity in the estate’s infrastructure, land, and layout.

This is more than a country house. It is a legacy asset—an architectural statement, a private sanctuary, and a commercial opportunity of genuine distinction.

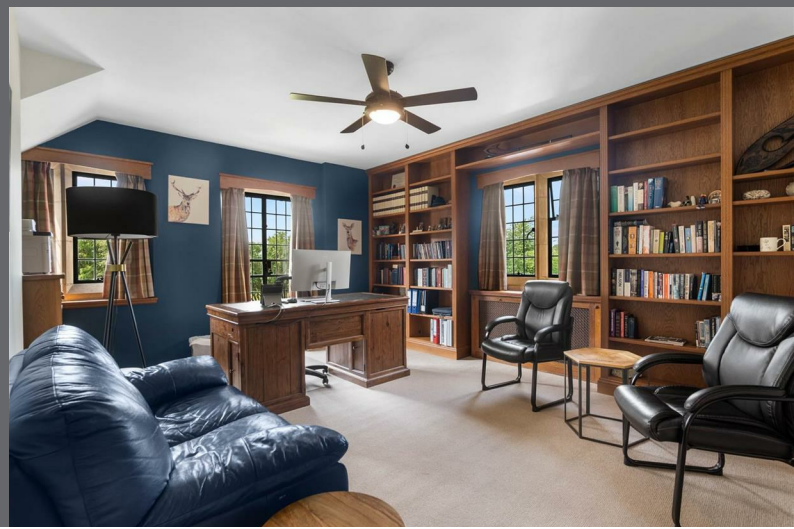
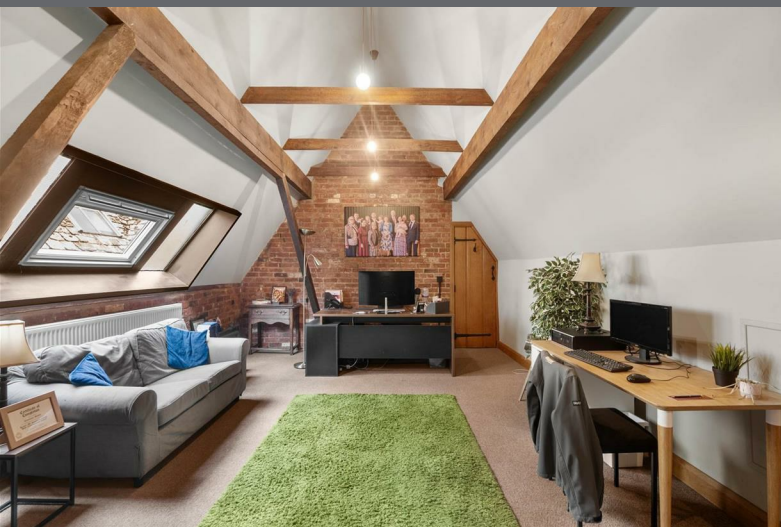
Viewings are strictly by appointment. Discreet enquiries are welcomed from residential, commercial, and institutional buyers alike.



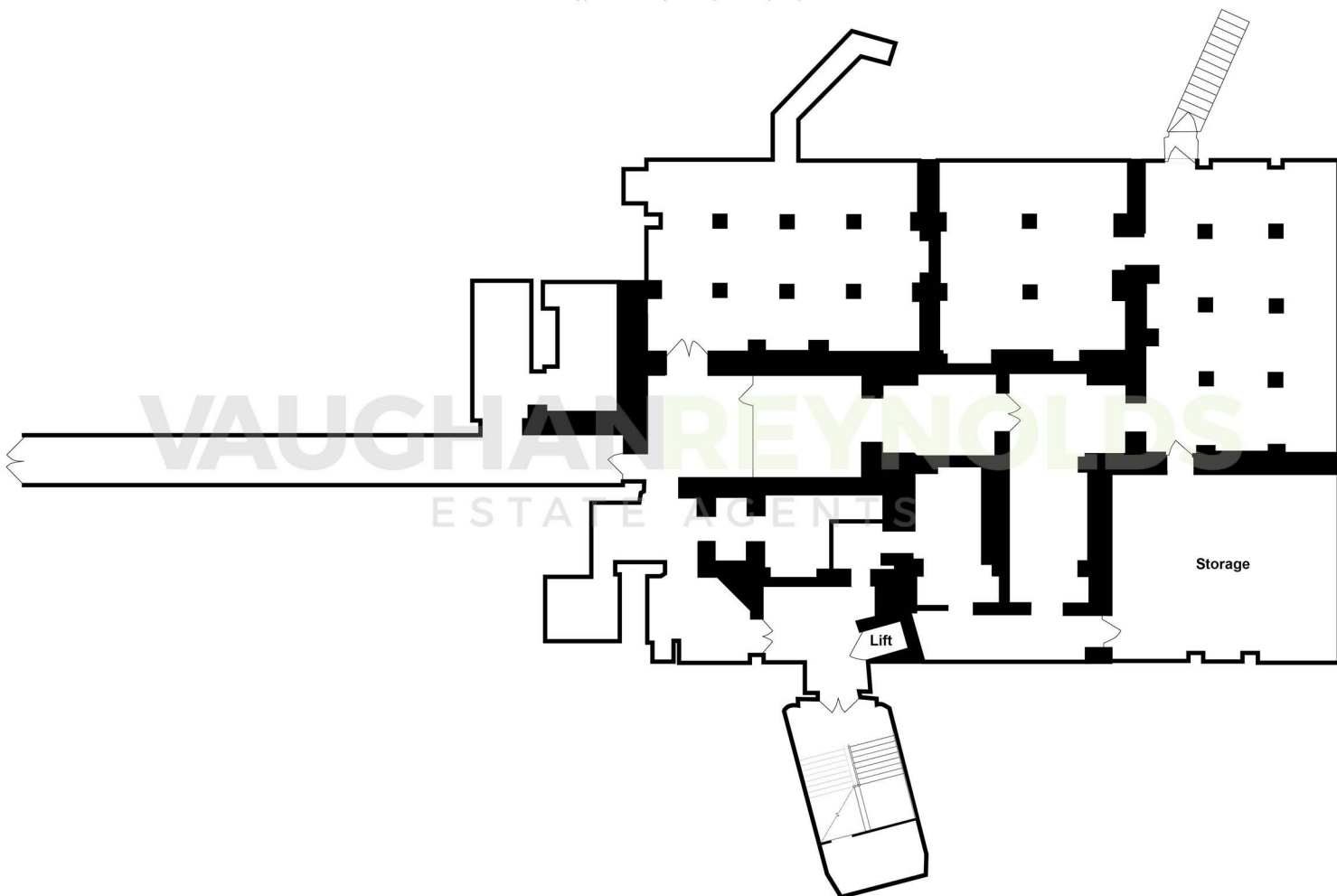


The Location

Occupying a peaceful, private setting on the edge of the hamlet of Edstone - just minutes from the charming village of Wootton Wawen and only 6.5 miles from Stratford-Upon-Avon and just 2.5 miles south of Henley-in-Arden and is set amidst delightful open countryside, yet lies within very easy travelling of many larger centres including Solihull, Warwick, Leamington Spa and Birmingham. Wootton Wawen has an active community and enjoys its own excellent local store, post office and a variety of shops. Schooling in the area is excellent with a good range of private and state schools for all ages. There are railway stations at Wootton Wawen, Henley-in-Arden and Bearley with regular services between Stratford-Upon-Avon and Birmingham. The M40, M42, M5, A46 which are all easily accessible.



Basement/Cellar
Approx. 503.8 .sq.metres (5422.7 sq. feet)



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Ground Floor
Approx. 699.1 .sq.metres (7525.3 sq. feet)



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First Floor
Approx. 575.6 sq metres (6196.1 sq. feet)



Second Floor
Approx. 406.3 sq metres (4363.1 sq. feet)





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: Electricity and water are connected to the property. Oil Fired Heating. Private drainage. Office & Workshop EPC available upon request.

Local Authority: Stratford, Council Tax Band E

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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