

VAUGHANREYNOLDS
ESTATE AGENTS

Stoney Barton
Alderminster

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



Stoney Barton Alderminster, Warwickshire, CV37 8PG

Completed in 2008 by a locally acclaimed bespoke developer, Stoney Barton is a striking, architecturally designed residence discreetly nestled in an elevated position on the edge of Alderminster. From its commanding setting, the house enjoys sweeping views across the adjoining rural landscape and beyond, while its private, 1.76 acre grounds provide the perfect balance between lifestyle and leisure, with space for a pony or hobby livestock if desired.

Offering around 4,125 sq ft of beautifully arranged accommodation, the house has been designed to accommodate flexible modern living, ideally suited to larger families and those who love to entertain.

- Striking Dining Hall
 - Cloaks, & WC
- Panoramic Sitting Room
 - Study / Home Office
- Impressive Family Dining & Living Kitchen
 - Utility Room
- Five Double Bedrooms
- Three En-suite & Main with Dressing Room
 - Extensive Grounds Circa 1.76 Acre
 - Double Garage & Ample Gated Parking
 - Viewing Essential



4



5



4



1.76
acre(s)

The journey begins in the impressive dining hall, where a double-height vaulted ceiling and glazed atrium create a dramatic sense of volume, evoking the character of a traditional barn driftway. A handcrafted staircase rises to a galleried balcony, setting the tone for the remarkable living spaces that follow.

To one side, a generous sitting room opens from two directions and is flooded with light from windows on three aspects. Here, panoramic rural views provide an ever-changing backdrop, while a central log burner adds warmth and atmosphere. Underfloor heating runs throughout the ground floor, enhancing comfort and style.

An inner hall leads past a dedicated study, utility room and cloakroom before arriving at the heart of the home: the family dining kitchen. This superb space combines classic craftsmanship with contemporary convenience, featuring solid wood, hand-painted cabinetry, granite worktops, a bank of integrated appliances and a dual-module AGA. A spacious dining area and informal seating zone make it a natural hub for family life. Dual-aspect windows and French doors ensure the room is filled with light, and a secondary staircase rises from here to the first floor.



Upstairs, the principal bedroom suite impresses with a private dressing room and luxurious en-suite bathroom. Two further bedrooms enjoy their own en-suite shower rooms, while two additional doubles are served by a stylish family bathroom. Each room is generous in proportion and beautifully finished, reflecting the consistent quality of décor and presentation throughout the home.

Externally, the property continues to delight. To the front, a gently sloping lawn and fore garden lead to a five-bar gate and a sweeping driveway, flanked by further lawns and offering ample parking. An attached double garage with electric doors provides secure storage,

while extensive paved terraces wrap around the house, extending the reception spaces into the outdoors. To the rear, a paddock enclosed with deer fencing offers wonderful scope for equestrian or recreational use.

Above all, it is the views that make Stoney Barton truly remarkable. The outlook across open countryside is both captivating and rare, providing a sense of rural tranquillity while remaining just a short drive from the cultural and commercial amenities of Stratford-upon-Avon.

Stoney Barton is an exceptional home: contemporary yet timeless, private yet connected, and designed with both family living and entertaining in mind.





THE LOCATION

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village, a campervan showroom/garage, and The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.



THE ACCOMMODATION

Entrance Hall

5.67m x 5.17m (18'7" x 17")

Family Dining Area

3.24m x 5.17m (10'8" x 17")

Sitting Room

6.24m x 5.53 (20'6" x 18'2")

WC

Study

3.61m x 2.17m (11'10" x 7'2")

Kitchen

10.03m x 8.85m (32'11 x 29')

FIRST FLOOR

Principal Bedroom

6.09m x 4.36m (20' 14'4")

Dressing Room

En-Suite

3.09m x 2.48m (10'2" x 8'2")

Guest Bedroom Two

5.73m x 3.96m (18'10" x 13')

En-suite

2.03m x 2.02m (6'8" x 6'7")

Guest Bedroom Three

4.54m x 4.7m (14'11" x 15'8")

En-suite

2.05m x 2.03m (6'9" x 6'8")

Bedroom Four

4.96m x 3.04m (16'3" x 10')

Bedroom Five

3.91m x 2.83m (12'10" x 9'3")

Double Garage

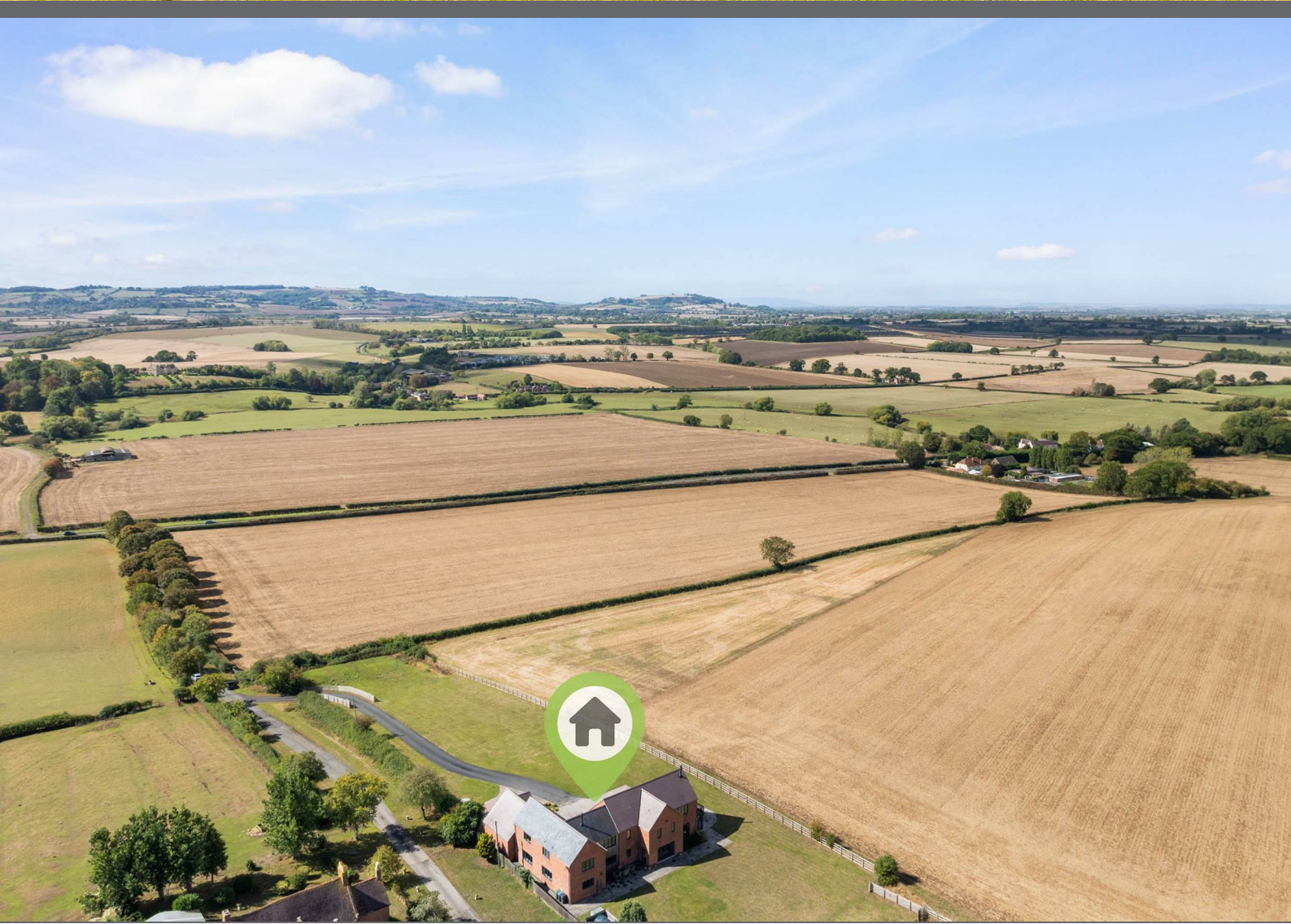
5.74m 5.13m (18'10" x 16'10")





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.

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		67	69
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: Mains water and electric are understood to be connected to the property. Oil fired central heating. Private drainage.

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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