



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Rosekeepers Cottage, Clopton House  
Clopton, Stratford-Upon-Avon, CV37 0QR



## The Property

Set within the historic parkland of Clopton House, Rosekeepers Cottage forms part of an exclusive Grade II\* listed estate comprising just eighteen private residences. This exceptional setting combines architectural heritage with expansive landscaped grounds, a private lake and tennis courts — all professionally maintained for residents' enjoyment.

Accessed via its own private entrance, the cottage opens into a bright breakfast kitchen. The generous dual-aspect sitting room, complete with feature fireplace, enjoys excellent natural light and views across the mature communal gardens. Two well-proportioned bedrooms and a spacious bathroom are arranged on one level for comfort and ease. A substantial loft room provides valuable additional storage or flexible ancillary use, while an oversized en-bloc garage adds further practicality.

Life at Clopton House offers a rare balance: peaceful estate living within walking distance of Stratford town centre and the Royal Shakespeare Theatre. A neighbouring nature reserve leads towards The Welcombe Hotel Golf Club & Spa, blending countryside, lifestyle, culture and connection in one remarkable location.

Equally appealing as a full-time residence, elegant lock-up-and-leave or long-term investment, Rosekeepers Cottage presents a rare opportunity to secure a home within one of Stratford's most characterful private estates.







## 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.





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## Clopton, Stratford-upon-Avon, CV37

Approximate Area = 736 sq ft / 68.4 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 959 sq ft / 89.1 sq m  
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1415035

## 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 Share of Freehold of Clopton House - 999 years from 1999 with vacant possession upon completion of the purchase.

Estate Charge - £2072.54 per annum

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

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