

**Dale House**  
4 Loxley Fields, Loxley

**VAUGHANREYNOLDS**  
ESTATE AGENTS



An exceptional, expansive home offering a sophisticated blend of contemporary design and countryside living – just 5 minutes from Stratford.



Substantial 5 bed detached  
2,567 sq ft home

Completely modernised

Peaceful and discreet location

Stunning rural views

Within easy reach of outstanding schools

Architect designed with high ceilings

Ample parking for over 4 vehicles

Just 5 minutes from  
Stratford upon Avon





Set in the very heart of the tranquil village of Loxley, perfectly positioned on the borders of Stratford-upon-Avon and Warwick, Dale House offers an outstanding blend of modern design, generous proportions, and a highly desirable semi-rural lifestyle. Stratford upon Avon Town is within 4 miles reach, Waitrose and Sainsbury's are a 5 min drive, this is a home that effortlessly connects countryside charm with everyday convenience.

From the outset, Dale House makes a bold statement. Its tall, architect-designed frontage is both elegant and contemporary, featuring a recessed glazed atrium and a distinctive overhanging canopy that creates a sense of arrival. A generous driveway provides ample parking and leads to a double garage, while a paved front terrace adds to the home's welcoming exterior.



A generous sitting room with far reaching views across farmland is a room bathed in evening light, perfect on a clear evening to enjoy the sunset.

A spacious study offers an ideal work-from-home space, while the true heart of the home lies in the impressive open plan family kitchen. Designed with both style and practicality in mind, it features sleek, neutral-toned cabinetry and has ample room for dining, lounging and relaxed seating. Flooded with natural light from windows and doors to the side, this space is perfectly suited to modern family living and entertaining alike. An inner door leads through to a highly practical utility/boot room—ideal for busy households.

Upstairs, a stunning galleried landing creates a real sense of space and drama, with a double-height vaulted ceiling and a striking glazed atrium drawing in light from the front elevation. From here, five well-proportioned bedrooms unfold, offering flexibility for family life. Two bedrooms benefit from en-suite shower rooms, while the principal bedroom enjoys stunning rural views. A stylish family bathroom completes the first floor.









Outside, the thoughtfully designed gardens make the most of the plot, offering a wonderful balance of lawn, terrace patio, and beautifully stocked borders. The rear enjoys an open aspect, enhancing the sense of space and tranquillity, while additional terracing to the side—accessible from the kitchen—provides further areas for outdoor dining and relaxation. Providing sunlight at anytime of the day.

Dale House is a home of presence, space, and lifestyle—perfectly suited to those seeking modern village living with exceptional design and comfort.





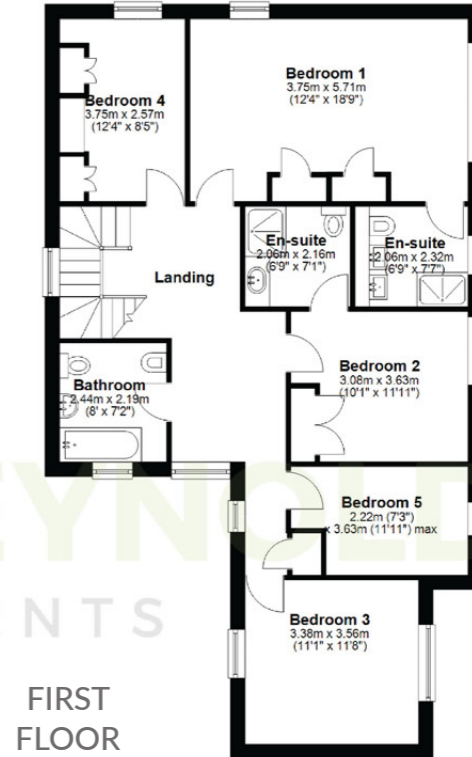
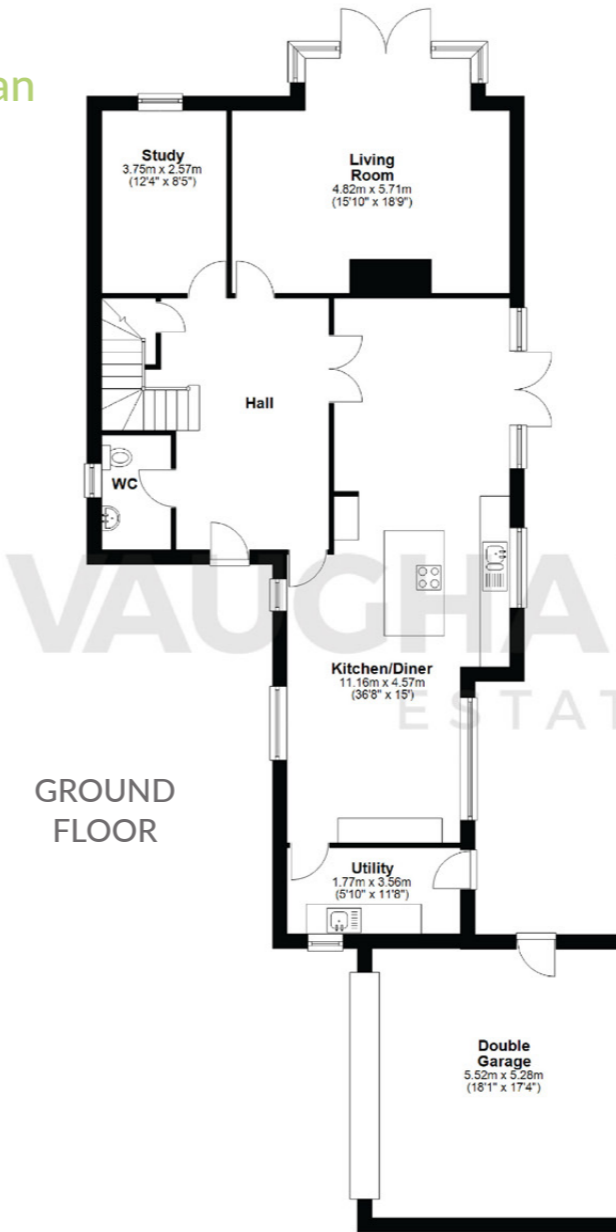
## The Location

Dale House sits centrally within the village of Loxley, fields and a public footpath are situated to the rear. The village is a small, charming, unspoilt Warwickshire village set amidst attractive open countryside. It is situated approximately 4 miles south-east of Stratford-upon-Avon with its wide range of shopping, recreational and sporting facilities and the renowned Royal Shakespeare Theatre and other well-known historic sites.

Loxley village has a local inn, primary school, recreational park, an ancient parish church and the highly regarded Croft Preparatory School just a mile away. Loxley is exceptionally well-placed for top-rated Stratford upon Avon grammar schools and bus services to and from the schools are used by many local scholars. Other leading independent day and boarding schools can be found in Warwick which is less than 9 miles away.

The village lies within easy reach of several larger centres, including Warwick, Leamington Spa, Banbury, Solihull and Birmingham city centre. Junction 15 of the M40 motorway is located within 10 minutes' drive, whilst there are regular trains to London, Marylebone from Warwick Parkway station, about 7 miles distant, and London Paddington from Moreton-in-Marsh station about 25 minutes' drive.

## Floorplan



Ground Floor: 139.4 sq m / 1,500.0 sq ft

First Floor: 99.2 sq m / 1,067.5 sq ft

Total area approx: 238.5 sq m / 2,567.5 sq ft

**Disclaimer:** Floorplans 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.

## 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.

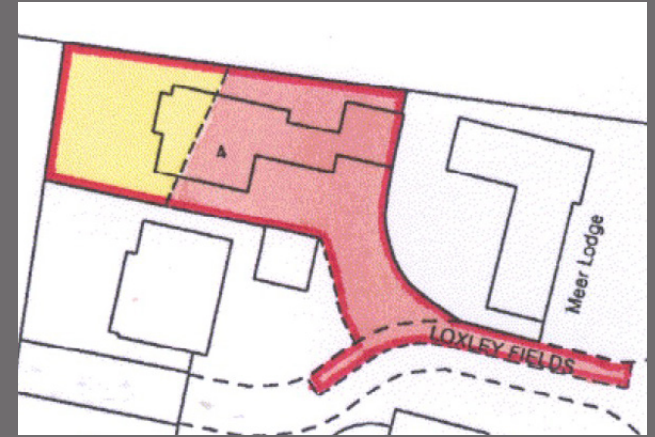
**Services:** All mains services are understood to be connected to the property.

**Local Authority:** Stratford, Council Tax Band G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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